

AS-presented
to P.A. 5/21/85
(See Addendum Report 6-85)

**Preliminary
Master Plan Report**

LINCOLNIA COMMUNITY PARK

PLEASE HELP US DISTRIBUTE THIS INFORMATION TO FRIENDS
AND GROUPS INTERESTED IN THIS TOPIC.

THIS PRELIMINARY PLAN IS NOT FINAL AT THIS POINT IN
THE PROCESS.

WE URGE YOU TO COMMENT. ALL AREA RESIDENTS ARE
INVITED TO ATTEND THE PUBLIC HEARING FOR THIS PARK
ON AT 8:00 P.M. AT
THE SCHOOL.

FAIRFAX COUNTY PARK AUTHORITY

Preliminary
Master Plan Report
**LINCOLNIA
COMMUNITY PARK**

FAIRFAX COUNTY PARK AUTHORITY

Prepared for: Fairfax County Park Authority

Joseph P. Downs, Director
Louis A. Cable, Assistant Director
James A. Heberlein, Assistant Director
Donald F. Lederer, Superintendent of Design
Daryl DePrenger, Landscape Architect

Authority Members

James F. Wild, Chairman
Frederick M. Crabtree, Vice Chairman
Barbara B. Clark, Secretary-Treasurer
Kay Sloan Burke
Oliver W. Franklin
John Mastenbrook
Alan E. Mayer
Dr. Robert D. Moss
Dorothy S. Norpel
Raymond W. Philipps

Prepared by:



ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS
4701 SANGAMORE ROAD
BETHESDA, MD 20816
301 229-4100

MAY 1985

TABLE OF CONTENTS

| <u>SECTION</u> | <u>PAGE NO.</u> |
|---|-----------------|
| I. ● PURPOSE AND OBJECTIVES..... | 1 |
| A. Master Plan Definition..... | 1 |
| B. Park Categories..... | 2 |
| C. Community Park Definition..... | 2 |
| II. ● INTRODUCTION and SITE LOCATION..... | 3 |
| A. Location Map..... | 5 |
| B. Property Acquisition..... | 3 |
| III. ● REGION and SERVICE AREA..... | 3 |
| A. County Comprehensive Plan..... | 3 |
| B. Service Areas and Population..... | 4 |
| C. Service Areas Map..... | 6 |
| D. Population Forecast..... | 4 |
| E. Zoning..... | 7 |
| F. Zoning Map..... | 8 |
| G. Countywide Trails Plan..... | 7 |
| H. Countywide Trails Plan Map..... | 9 |
| I. Nearby Public Parks and Schools..... | 7 |
| J. Nearby Parks and Schools Map..... | 10 |
| K. Nearby Public Recreational Facilities..... | 11 |
| L. FCPA Facility Standards as Related to Study Area..... | 12 |
| M. Other Recreation Facilities..... | 7 |
| IV. ● SITE ANALYSIS and INVENTORY..... | 13 |
| A. Natural Features..... | 13 |
| 1. Slopes..... | 13 |
| 2. Slopes Map..... | 17 |
| 3. Soils..... | 13-14 |
| 4. Soils Map..... | 18 |
| 5. Hydrology..... | 14 |
| 6. Vegetation and Wildlife..... | 14-15 |
| 7. Vegetation Map..... | 19 |

| | | |
|---------|---|-------|
| B. | Man Made Features..... | 15 |
| 1. | Existing Utility Conditions..... | 15 |
| 2. | Existing Conditions Map..... | 20 |
| C. | Summary Site Analysis..... | 15 |
| 1. | On-site Analysis..... | 15-16 |
| 2. | Off-site Summary..... | 16 |
| 3. | Summary Analysis Map..... | 21 |
| V. ● | PROGRAM DEVELOPMENT..... | 22 |
| A. | Community Forum..... | 22 |
| B. | Reports..... | 23 |
| C. | Funding..... | 24 |
| VI. ● | CONCEPT DEVELOPMENT..... | 25 |
| A. | Concept A..... | 25 |
| B. | Concept A Map..... | 28 |
| C. | Concept B..... | 25 |
| D. | Concept B Map..... | 29 |
| E. | Concept C..... | 26 |
| F. | Concept C Map..... | 30 |
| G. | Concept D..... | 26 |
| H. | Concept D Map..... | 31 |
| VII. ● | DESIGN DEVELOPMENT (CONCEPT SELECTION)..... | 26-27 |
| VIII. ● | TRAFFIC AND TRANSPORTATION..... | 32 |
| IX. ● | PRELIMINARY MASTER PLAN DESCRIPTION..... | 32-34 |
| A. | Preliminary Master Plan..... | 35 |
| B. | Existing Site Sections..... | 36 |
| C. | Proposed Site Sections..... | 37 |
| D. | Cost Estimate..... | 38-41 |
| E. | Estimated User Levels..... | 42-43 |
| F. | Costs vs. Benefits..... | 43 |
| X. ● | ANNUAL OPERATING and MAINTENANCE COST ESTIMATE..... | 44 |
| A. | Maintenance Plan..... | 45 |
| XI. ● | RECOMMENDED PHASING..... | 46-47 |

APPENDIX.....48

| | |
|--|-------|
| A. FCPA Property Record Forms..... | 49-50 |
| B. Soils Report..... | 51 |
| C. FCPA Division of Historic Preservation, memo..... | 52 |
| D. OCP comments, memo..... | 53-54 |
| E. Conservation Division, memo..... | 55 |
| F. Department of Recreation and Community Services, memo.... | 56 |
| G. "How are Parks Designed?"..... | 57 |
| H. Forum Report and Additional Citizen Input..... | 58-68 |
| I. Strawbridge Square Correspondence..... | 69-70 |
| J. FCPA Capital Improvement Program 1986 - 1990..... | 71-72 |
| K. Community Development Block Grant..... | 73-74 |
| L. Office of Transportation, memo to file..... | 75 |
| M. Public Works, memo to file..... | 76 |

● PURPOSE and OBJECTIVES

This report provides both information and explanation concerning the development of the Lincolnia Community Park preliminary master plan. By reading this report, one can better understand the different methodologies and processes used in arriving at the decisions which shape the preliminary master plan.

The main objective of the master plan is to establish basic guidelines for the development of Lincolnia Community Park as a usable recreation space with high regard for the health, safety and welfare of its users. Another important goal is to plan for development without creating a negative effect on the natural environment.

Master Plan Definition

Park master planning is an effort to meet community-wide park and recreation needs in relationship to the park and the delivery of a comprehensive park system. The planning process establishes the character or personality of the park and provides direction/guidelines as to the appropriate types of facilities and areas that will enhance that character and serve demonstrated needs. The result is a master plan which is a guide and can be changed. Normally, master plans are made for each park before any improvement is done. Implementation of the master plan may take place over an extended period of time, (five, ten, fifteen or more years). Improvements may be phased according to the size of the park, facilities and available funding on a short and/or long term basis.

A master plan report is prepared to explain the planning process and the design criteria that went into the design plan. The report serves 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.

Park Categories

The existing and proposed system of Fairfax County Parks attempts to establish full opportunity for all residents and visitors to make constructive use of their leisure time through the provision of recreational and cultural programs within safe, accessible and enjoyable parks. Additionally, the park system serves as the primary public mechanism for the preservation of environmentally sensitive land and water resources and areas of historic significance. Parklands to be acquired shall usually be classified in one of the following categories: community park, district park, county park, natural and passive park, stream park and historical park. However, the list is not restrictive since citizen needs, both present and future, may require acquisition of combination park types or ones that differ from all of the categories listed above. It is also true that the typical types of facilities listed under each category are neither all-inclusive nor mandatory. All of these park categories and recreational facilities are important in a well-rounded park system and must be provided if Fairfax County is to continue to provide a desirable living environment for its citizens.

Community Park Definition

Lincolnia Community Park is classified as a community park, the most frequently occurring park category and is designed to provide for daily relief within an urban setting. Community parks are oriented toward a few hours of activity for passive or active purposes. They are designed to emphasize short term visits and are convenient and often accessible by foot or bicycle for after school, after work or weekend activities. Criteria for the selection of this type of park are flexible so as to allow for a maximum of local citizen comment on the selection, design, development and operation of the site. Community parks are the smaller ones serving the County's numerous neighborhoods and generally range in size up to 25 acres. Facilities often provided in fully developed community parks may include playgrounds, tot lots, athletic fields, open play areas, basketball courts, benches, walks, gardens, picnic areas, tennis courts, shelters with restroom/concession facilities, parking, trails and lighting where necessary. They can be wooded, and are suitable for passive uses.

● INTRODUCTION and SITE LOCATION

Lincolnia Community Park is located on the southeastern corner of Eighth Street and Lincoln Avenue, in the Mason Supervisory District. The site is approximately 1/2 mile west of Interstate 395, and 1/3 mile south of Little River Turnpike (Rt. 236). The 4.04 acre site has public access from Eighth Street. To the north and east are single family homes, and to the northeast lies the Brighton Square Apartment complex. Northwest of the site lies the housing community of Little River Village, and southwest lies the Strawbridge Square Apartments and Townhouses. Per request a portion (+/- 1.9 acres) of the Strawbridge site was included in the site analysis.

See "Location" map, p. 5.

Property Acquisition

The 4.04 acres comprising Lincolnia Community Park were acquired by purchase by the Fairfax County Park Authority as two separate parcels. The first parcel was purchased on December 15, 1983. The second parcel was purchased on March 20, 1984. Additional information concerning these acquisitions can be found in the appendix of this report.

If appropriate and desired, an agreement may be established between the Park Authority and the owners of Strawbridge Square property concerning the use of a small portion of land south of Lincolnia Community Park. All or a portion of this area may be made available for park use under a use and maintenance easement. Strawbridge Square Associates (owner) have responded affirmatively to a possible easement, however at this time staff is not recommending that facilities be shown on the preliminary plan in this location. If conditions change it can be reevaluated at a later date.

A future addition to the park is possible through development proffers and open space dedication requirements as the area to the east is re-zoned and developed.

A trail easement will be pursued to connect the proposed Turkeycock Run Stream Valley Trail with Lincolnia Community Park, at a location and time to be determined.

● REGION and SERVICE AREA

County Comprehensive Plan

Lincolnia Community Park is located in Planning Area I. Lincolnia Planning District and Lincolnia Community Planning Sector (L2): Central Portion "C". The goals set for this area are to acquire and develop a community park to serve the large population in the sector.

Service Areas and Population

Primary Service Area:

The primary service area is within a 3/4 mile radius from the mid point of the park and is further defined due to the configuration of subdivisions, streets, highways and the Fairfax County/City of Alexandria line. The 3/4 mile radius represents a distance that park users might ride a bike or pedestrians might walk to reach the park. The primary service area for Lincolnia Community Park is: east to the Fairfax County/City of Alexandria line, south to Interstate 395, west to Holmes Intermediate School and north to Green Spring Farm Park.

The subdivisions in the primary area are: Lincolnia Park, Linmar, Little River Village, Brighton Square, Orleans Village, Strawbridge Square, Virginia Village, Landmark Mews, Ashley Estates, Cottage Farms, Indian Run Park, Fairland, Fairlyn, Hanna Park and a portion of Pinecrest and Weyanoke.

The estimated population within the primary service area is 6436+/- (based on dwelling unit count and Standard Reports).

Secondary Service Area:

The secondary service area extends approximately from the primary service area to a 1 1/2 mile radius from the park. This area extends east to the Fairfax County/City of Alexandria line, south to Interstate 95, west to Columbia Road and north to Parklawn Elementary School.

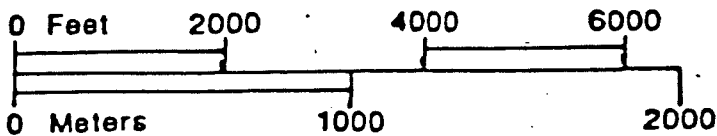
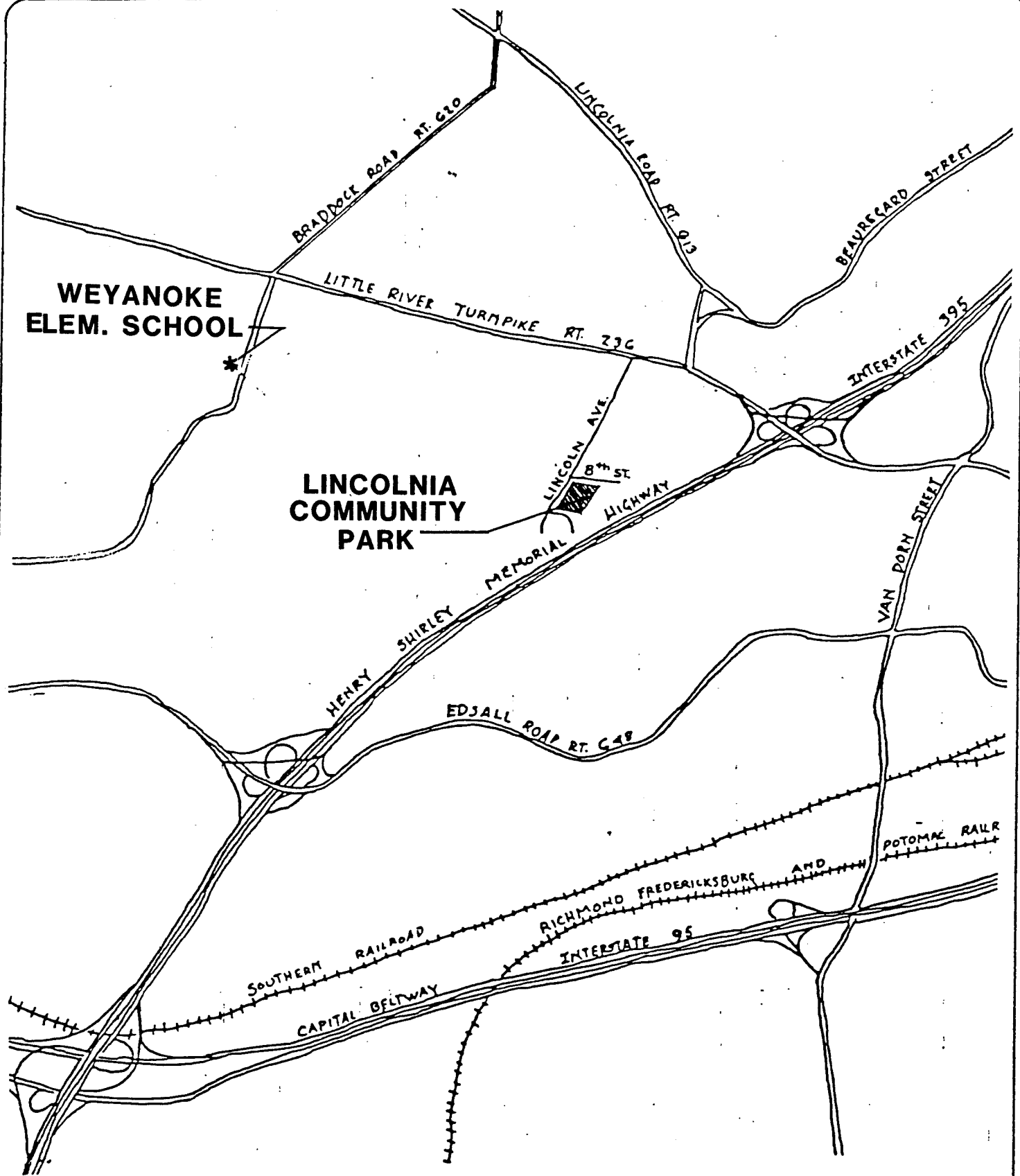
The estimated population within the secondary service area is 5347+/- (based on dwelling unit count and Standard Reports.)

See "Service Areas" map, p. 6.

Population Forecast

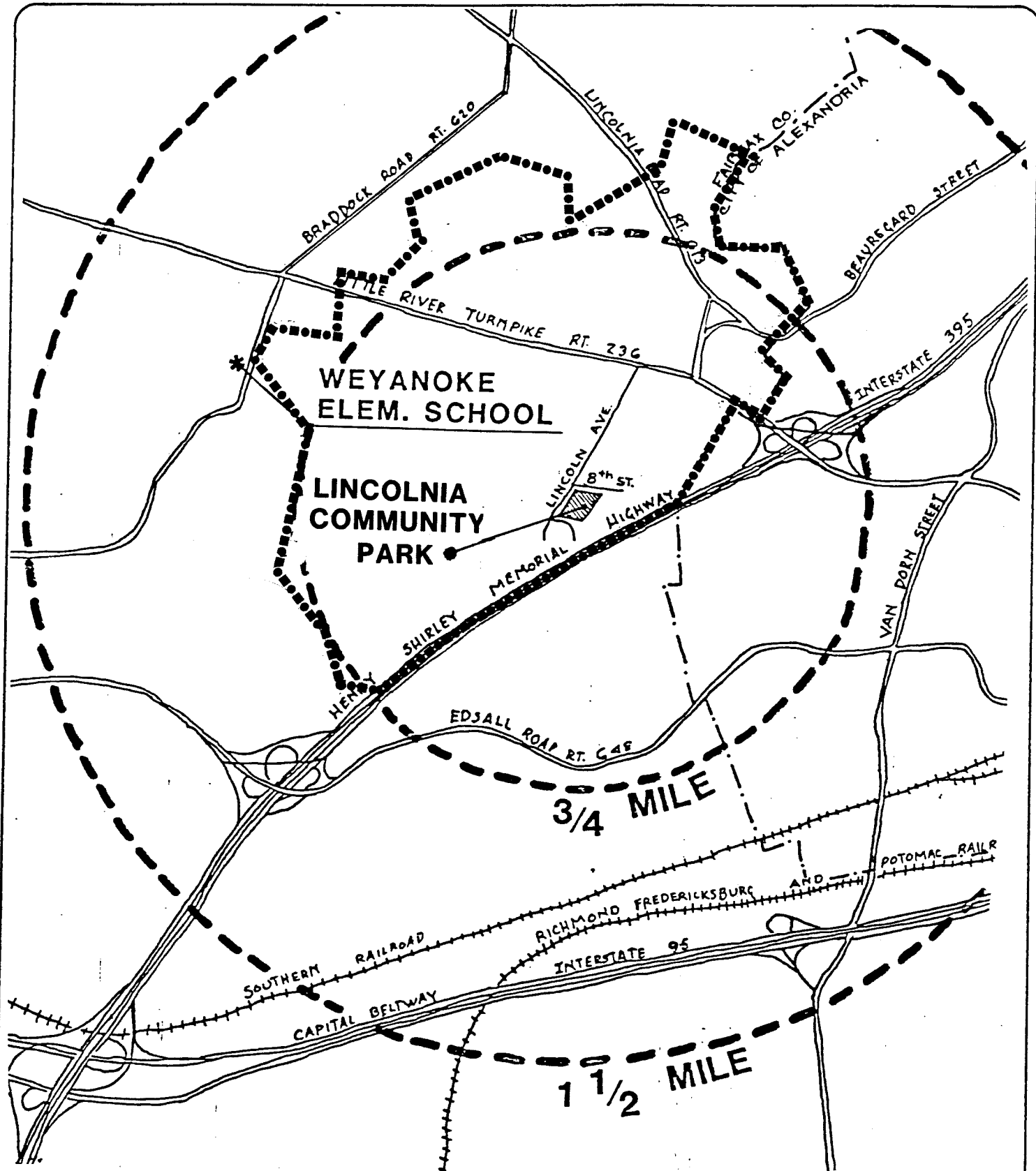
Based on the published 1984 Fairfax County Standard Reports the population forecast is:

| YEAR | AREA | POPULATION CHANGE |
|------|----------------------------|-------------------|
| 1990 | Mason Supervisory District | Slight Increase |
| 2000 | Mason Supervisory District | Decline |

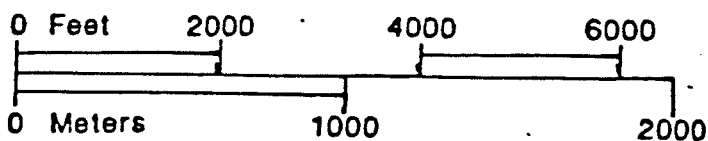


**LINCOLNIA
COMMUNITY PARK**

LOCATION



..... ACTUAL PRIMARY
SERVICE AREA



**LINCOLNIA
COMMUNITY PARK**
SERVICE AREAS

Zoning

The park is zoned both R-5 and R-2, (the land was originally two separate parcels) five residential units per acre and two residential units per acre. The areas surrounding the park are zoned R-2, R-12, R-20 and PDH-5.

See "Zoning" map, p. 8.

Countywide Trail Plan

The Countywide Trails Plan (pedestrian/bike) for Fairfax County shows the nearest proposed trails along Little River Turnpike and the Turkey Cock Run Stream Valley, west of Lincolnia Community Park.

There is an existing gravel and asphalt trail with a "fairweather" stream crossing from Montrose Street through Turkeycock Run Stream Valley Park which then connects with the trail/sidewalk system in the Strawbridge Square subdivision.

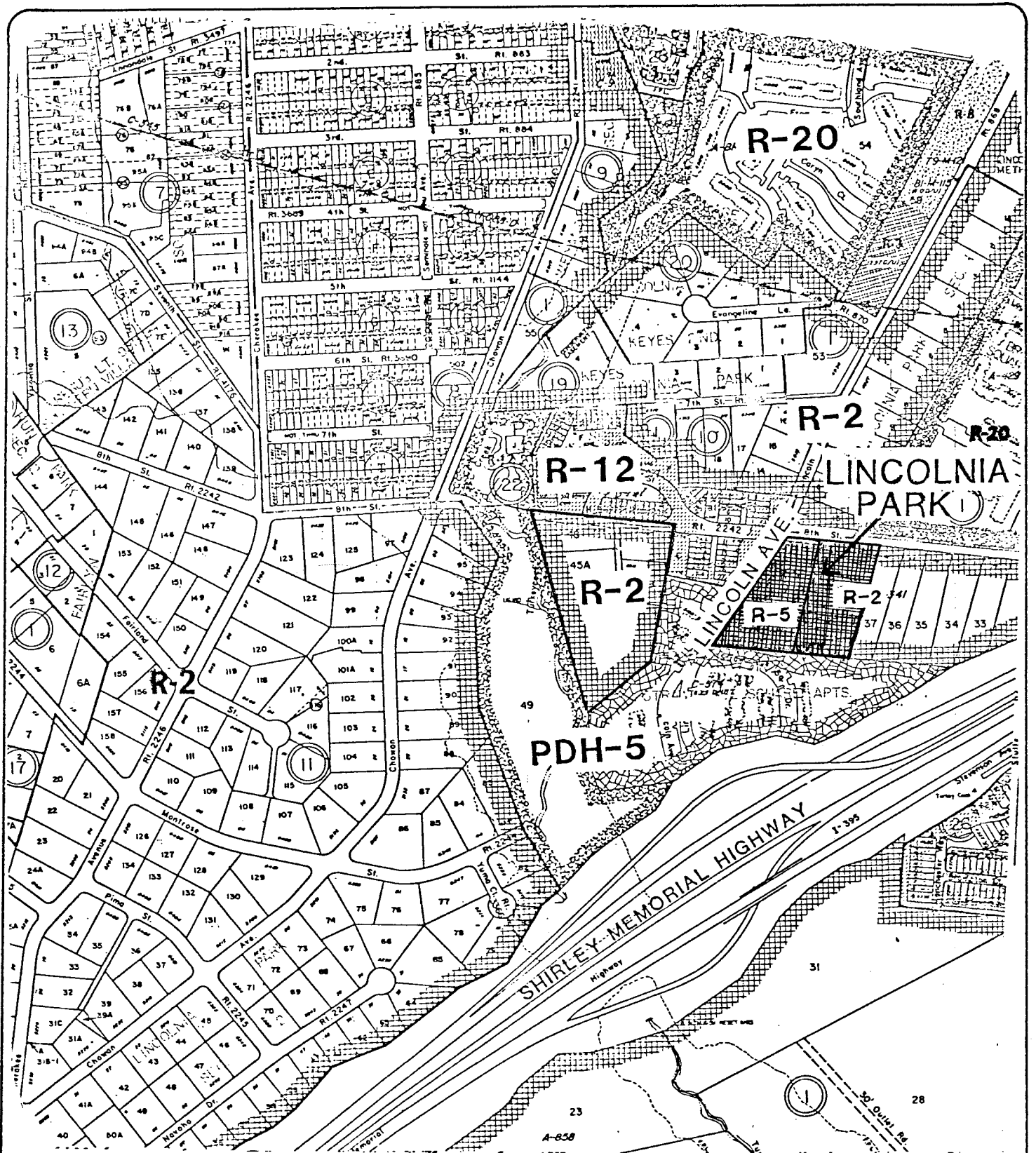
Nearby Parks and Schools

The public recreation facilities available at the parks (Fairfax County Park Authority) and schools in the service area of Lincolnia Community Park are shown by the table "Nearby Public Recreational Facilities", p. 11, and "Nearby Parks and Schools" map, p. 10.

Other Recreation Facilities

Within the primary service area there exist six tot lots, two swimming pools and two multi-use courts, all of which are privately owned. This listing is not all inclusive and private facilities may or may not be present at any given time. These facilities are not included in the public facilities standards chart for the study area.

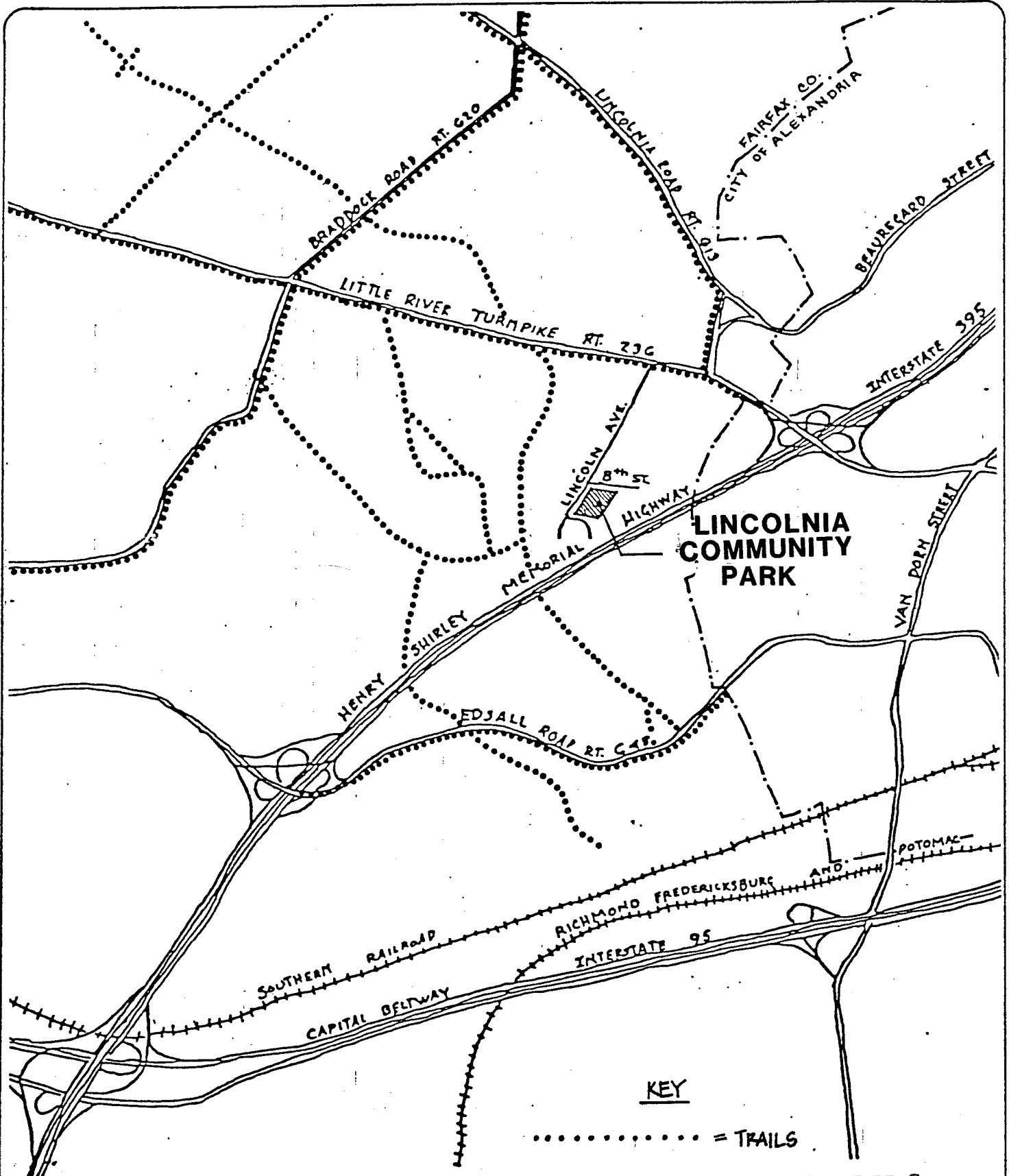
See table "Nearby Public Recreation Facilities", p. 11.



Feet 0 500 1000
Meters 0 100 200 300

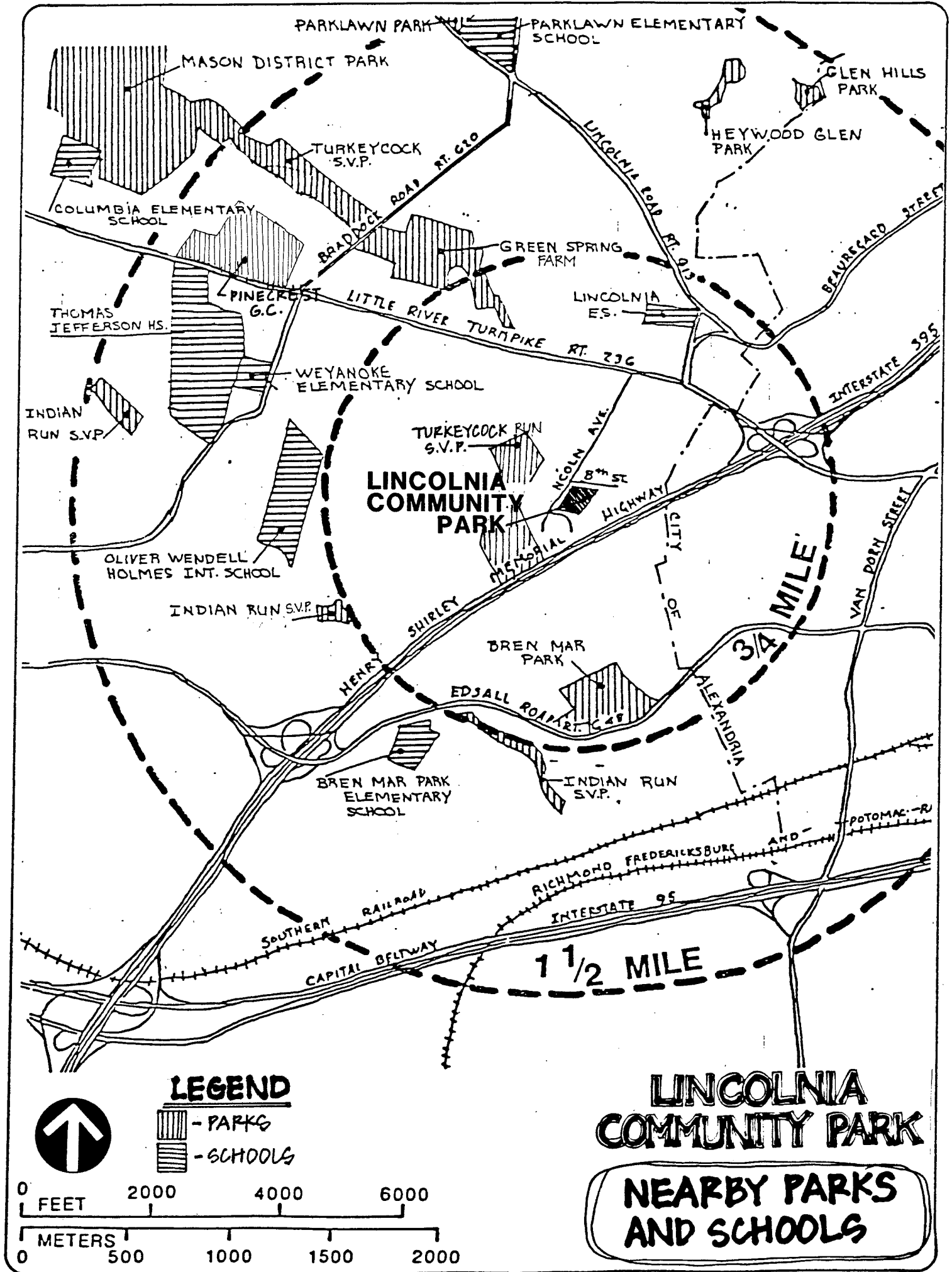
**LINCOLNIA
COMMUNITY PARK**

EXISTING ZONING



LINCOLNIA COMMUNITY PARK

COUNTYWIDE
TRAIL MAP



NEARBY PUBLIC RECREATIONAL FACILITIES

| | ACRES (PARK) | TYPE (PARK) | PLAYGROUND | TOT LOT | OPEN PLAY AREA | LIGHTED SOFTBALL FIELD | SOCCER FIELD | SOCCER/FOOTBALL FIELD | BASKETBALL COURT | FOOTBALL FIELD | TENNIS COURT | RUNNING TRACK | LITTLE LEAGUE BALLFIELD | SOFTBALL FIELD | NATURAL AREA | HIKING/WALKING TRAIL | NATURE TRAIL | COMMUNITY CENTER | HORTICULTURAL CENTER | CRAFT/CLUBROOM | RESTROOM/SHELTER | HISTORIC SITE | PICNIC AREA | GOLF COURSE | BASEBALL/SOFTBALL |
|--------------------------------|--------------|-------------|------------|---------|----------------|------------------------|--------------|-----------------------|------------------|----------------|--------------|---------------|-------------------------|----------------|--------------|----------------------|--------------|------------------|----------------------|----------------|------------------|---------------|-------------|-------------|-------------------|
| PRIMARY SERVICE AREA: | | | | | | | | | | | | | | | | | | | | | | | | | |
| PARKS: | | | | | | | | | | | | | | | | | | | | | | | | | |
| Turkeycock Run | 20.4 | SV | | | | | | | | | | | | | 1 | | | | | | | | | | |
| Green Spring Farm | 27.4 | H | | | 1 | | | | | | | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| SCHOOLS: | | | | | | | | | | | | | | | | | | | | | | | | | |
| Holmes Intermediate | | | 1 | | | | 2 | 1 | 3 | | 3 | | | 2 | | | | | | | | | | | |
| Lincolnia School Site | | | | | | | | | | | | | 1 | | | | | | | | | | | | |
| SUBTOTAL | | | 1 | | 1 | | 2 | 1 | 3 | | 3 | | 1 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | |
| SECONDARY SERVICE AREA: | | | | | | | | | | | | | | | | | | | | | | | | | |
| PARKS: | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heywood Glen | 4.3 | CO | | | | | | | | | | | | | | | | | | | | | | | |
| Glen Hills | 2.5 | CO | 1 | | | | | | | | | | | | | | | | | | | | 1 | | |
| Indian Run | 35.6 | SV | | | | | | | | | | | | | 1 | | | | | | | | | | |
| Turkeycock Run | 20.4 | SV | | | | | | | | | | | | | 1 | | | | | | | | | | |
| Pinecrest | 53.6 | C | | | | | | | | | | | | | | | | | | | | | | 1 | |
| Parklawn | 3.9 | CO | 1 | 1 | | | | | | | | | | | | 1 | | | | | | | | | 1 |
| SCHOOLS: | | | | | | | | | | | | | | | | | | | | | | | | | |
| Weyanoke Elementary | | | 1 | | | | 1 | | 2 | | | | | 1 | | | | | | | | | | | |
| Parklawn Elementary | | | 2 | | | | 2 | | 1 | | | | | 2 | | | | | | | | | | | |
| Thomas Jefferson High | | | 1 | | | 1 | 1 | | 1 | 1 | 5 | 1 | | 2 | | | | | | | | | | | |
| SUBTOTAL | | | 4 | | | 1 | 4 | | 4 | 1 | 5 | 1 | | 5 | 2 | 1 | | | | | | | 1 | 1 | 1 |

LEGEND TO PARK TYPES

SV - Stream Valley Park
H - Historical Park

CO - Community Park
C - County Park

LINCOLNIA COMMUNITY PARK

FCPA FACILITY STANDARDS AS RELATED TO STUDY AREA - 1984

Primary Service Area (3/4 Mile Radius)

| FACILITY | FCPA FACILITY STANDARD | NEEDED FACILITIES | EXIST. PARKS | EXISTING SCHOOL FACILITIES | TOTAL | SURPLUS(+) DEFICIENCY(-) |
|--------------------------|------------------------------|----------------------|-----------------|----------------------------------|-------|-----------------------------|
| Tot Lot | 1/500 | 13 | 0 | 0 | 0 | -13 |
| Baseball | 1/6000 | 1 | 0 | 0 | 0 | - 1 |
| Softball | 1/3000 | 3 | 0 | 2 | 2 | - 1 |
| Tennis | 1/1200 | 6 | 0 | 3 | 3 | - 3 |
| Basketball/ Multi-Use | 1/500 | 13 | 0 | 3 | 3 | -10 |
| Swim Pool | 1/15000 | 1 | 0 | 0 | 0 | - 1 |
| Golf Course | 1/25000 | 1 | 0 | 0 | 0 | - 1 |
| Soccer | 1/1500 | 5 | 0 | 3 | 3 | - 2 |

Estimated Population Within Designated Primary Service Area = Approximately 6436

Secondary Service Area

Extending from the primary service area to about 1½ miles from park

| FACILITY | FCPA FACILITY STANDARD | NEEDED FACILITIES | EXIST. PARKS | EXISTING SCHOOL FACILITIES | TOTAL | SURPLUS(+) DEFICIENCY(-) |
|--------------------------|------------------------------|----------------------|-----------------|----------------------------------|-------|-----------------------------|
| Tot Lot | 1/500 | 11 | 1 | 0 | 1 | -10 |
| Baseball | 1/6000 | 1 | 1 | 0 | 1 | 0 |
| Softball | 1/3000 | 2 | 0 | 5 | 5 | + 3 |
| Tennis | 1/1200 | 5 | 0 | 5 | 5 | 0 |
| Basketball/ Multi-Use | 1/500 | 11 | 0 | 4 | 6 | - 7 |
| Swim Pool | 1/15000 | 1 | 0 | 0 | 0 | - 1 |
| Golf Course | 1/25000 | 1 | 1 | 0 | 0 | 0 |
| Soccer | 1/1500 | 4 | 0 | 4 | 4 | 0 |

Estimated Population Within Designated Secondary Service Area = Approximately 5347

● SITE ANALYSIS and INVENTORY

Natural Features

Slopes

A slope analysis helps to determine the compatability of certain land uses with the existing topography. When familiar with the existing slopes, we can recognize those areas suitable and unsuitable for proposed development. Although 2/3 of the site is relatively flat, the remaining steep slopes will limit development in those areas. As a general guide for recreation planning:

- 0 % - 3 % = Slight slope, excellent for recreation.
- 3 % - 8 % = Moderate slope, good for recreation, grading required.
- 8 % - 15% = Moderatly steep slope, poor for large active recreation, extensive grading required.
- 15% - 30% = Steep slope unsuitable for active recreation, massive grading required.
- 30% + = Extremely steep slope, not recommended for disturbance or development.

See "Slopes" map, p. 17.

Soils

When planning a park it is essential to know the characteristics of the different soils on the site. Understanding the soil types will indicate what the capabilities and limitations for development will be. According to the soil study, there are three types of soils present, with a small area of 1/2' to 4' deep uncontrolled fill. Any proposed building within this fill area must have further site specific information prepared in order to provide adequate foundation design. The soils on the Strawbridge Square property are presently unsurveyed.

Beltsville Silt Loam

Approximately seventy-five percent, or 3.0 acres of this site consist of Beltsville soil (37 Bl), found on the upland, gently sloping areas. For most park development, Beltsville soil rates good to fair.

Hyattsville Sandy Loam

Approximately twelve percent, or 0.5 acres of this site consists of Hyattsville sandy loam (6 B+). This soil rates marginal for development.

Loamy Gravelly Sediments

Approximately twelve percent, or 0.5 acres of this site consists of Loamy and Gravelly Sediments (61D2) on steep slopes. Due to the steep slopes and proximity to the natural drainageway, development is not advisable.

See "Soils" map, p. 18.

Hydrology

The majority of Lincolnia Community Park drains into a natural drainageway that divides the site into two major areas. This swale becomes increasingly steep as the water flows southeast.

Vegetation and Wildlife

In developing a master plan, knowing the existing vegetation types is important in creating an aesthetic and environmentally sensitive design. The vegetation analysis performed to locate existing plant materials shows a wide variety of flora culture.

The steep slopes in the southern portion of the site contain mature upland forest trees including white and black oak, (several with a caliper greater than 14") with red maple, dogwood, beech and sassafras in the understory. Although there is minimal ground cover in the area, the drainage way is filled with jewelweed and poison ivy.

To the west of the drainageway is a cleared area and an open field with invading woody shrub species. At the southwestern perimeter of the site, the majestic white oak trees should be preserved. White pines have been previously planted along the western and southwestern perimeter. Along Eighth Street there is a hedgerow of mulberry and cherry trees, honeysuckle and other vines.

The eastern portion of the site is heavily overgrown with honeysuckle, Virginia creeper, wild strawberry and multiflora rose, sloping moderately to a mature Virginia pine grove.

See "Vegetation" map, p. 19.

The various vegetative communities may be expected to support a variety of songbirds and small field animals.

Man Made Features

Existing Utility Conditions

Presently two aerial power lines are attached to the existing house located on the northern half of the site near Eighth Street. Before the park is developed, the house and lines should be removed. Electric power is available at the Lincoln Avenue and Eighth Street intersection. Two sanitary sewer lines run adjacent to the park on Eighth Street. There is an existing curb and gutter drainage structure on the north side of the park. Water for the Lincolnia Community Park site and vicinity is served by the Fairfax County Water Authority. There is a fire hydrant at the intersection of Lincoln Avenue and Eighth Street. Although there are no easements known to exist on the proposed park site, an existing 15" storm drain enters the property at the mid point of the north property line and extends south into the park site approximately 95'. Because this storm drain outfall is from a public street, it is assumed that an easement may exist about the outfall pipe.

Summary Site Analysis

The "Site Analysis & Inventory" portion of this report studies the various natural, man-made and aesthetic factors influencing the program and future development of Lincolnia Community Park. The synthesis and interpretation of these factors help us better understand the development potentials in light of our design objectives.

On-Site Summary

The 4.04 acre site is basically divided into three separate areas, with the wooded ravine bisecting the site from north to south, leaving two relatively flat areas to the east and west. The ravine is the most unique site feature, both topographically and aesthetically.

Approximately 1/2 of the site is wooded, with most of the trees found to the south. The notable trees are the large oaks in the southwest corner and the cherry and apple trees near the existing house. The row of white pines along Lincoln Avenue provide good screening and help to define the park boundaries. The existing Virginia pine grove adds unique character to the eastern portion of the site.

The soils on the site are rated anywhere from good to poor for development. The restrictive soils are found primarily in the ravine, where the combination of erodability and steep slopes make development unwise. Generally, the soils and slopes found on 2/3 of the site lend themselves to development without major modifications.

The existing utility lines do not pose a problem in developing the park, although care should be taken near the 15" ST outfall from Eighth Street.

Overall, the areas best suited for development are the flatter areas found to each side of the wooded ravine, and along park frontage on Eighth Street.

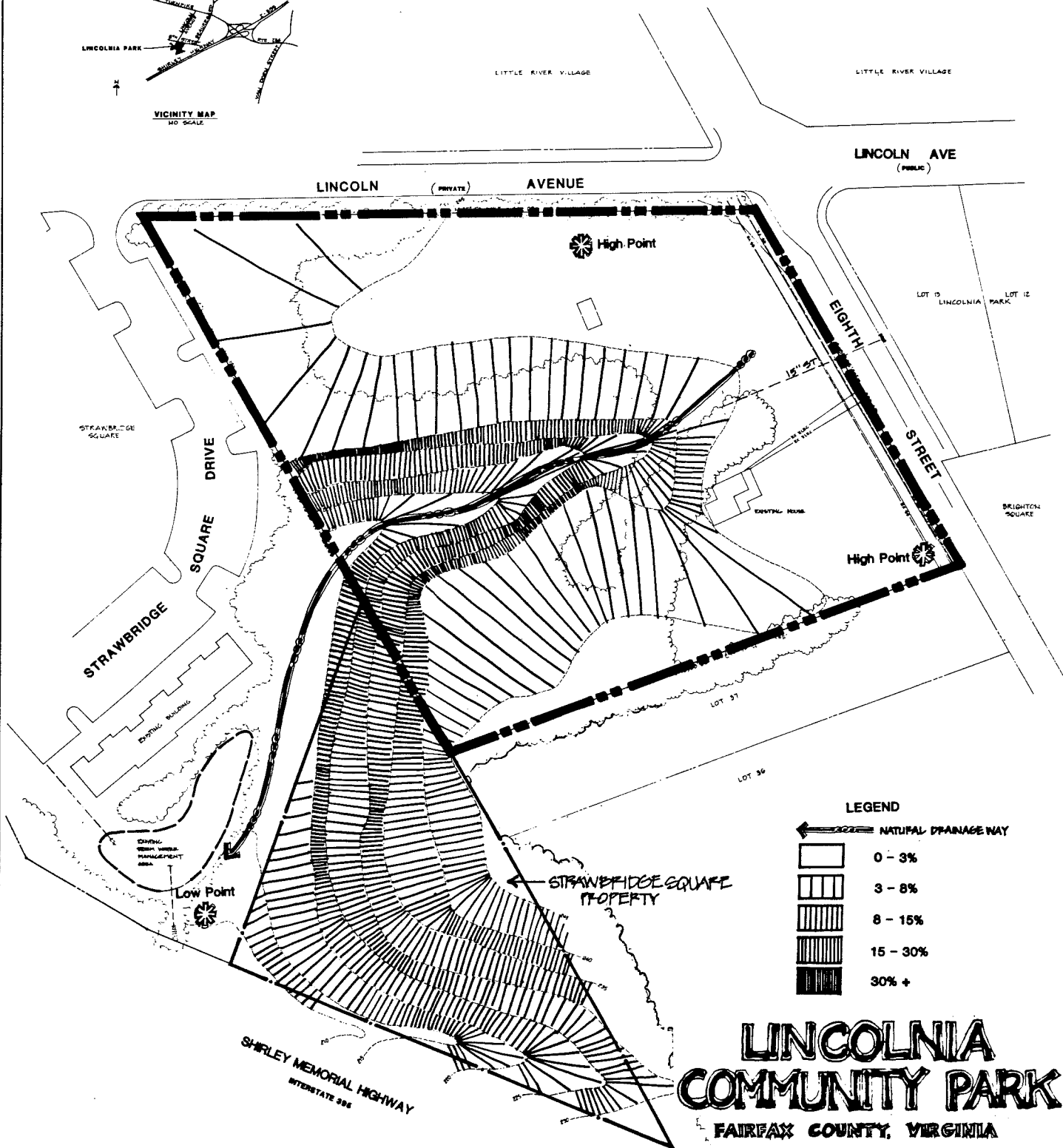
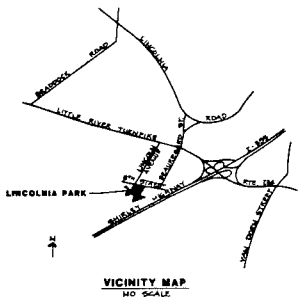
See "Existing Conditions", p. 20.

Off-Site Summary

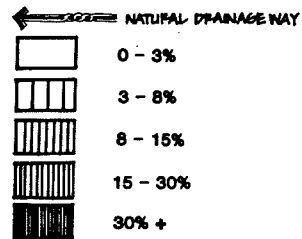
The Lincolnia Park Site is surrounded by residential areas of varying nature and density. Due to the seemingly low volume of cars on Lincoln Avenue and Eighth Street, their close proximity does not pose an immediate safety problem for future park users. In the southeastern corner, the highway noise from Interstate 395 is audible, but is fortunately buffered by the existing woods and slope. With the exception of Eighth Street, existing vegetative buffers exist on three sides to screen potentially negative views.

A portion of the Strawbridge Square land was included in the analysis and is rated marginal for park use at this time due to (1) limited visibility for security surveillance patrols; (2) steep slopes; (3) small useable area would limit activities/facilities to passive types; (4) limited access for public use and maintenance; (5) limited proximity to possible/future facilities in Lincolnia Park; and (6) noise impact from Interstate 395.

See "Summary Analysis", p. 21.



LEGEND



LINCOLNIA COMMUNITY PARK

FAIRFAX COUNTY, VIRGINIA

MAP NO. 72-B 4.04 AC.

- PROPERTY INFORMATION DERIVED FROM PLAT BY HUNTLEY, NYCE AND ASSOCIATES, P.C., ANNANDALE, VA., NOV. 17, 1982.
- CONTOURS DERIVED FROM FAIRFAX COUNTY TOP AND ARE FOR MASTER PLANNING ONLY.
- CONTOUR INTERVAL IS 5'.



SLOPES



LINCOLN AVE

OPEN VIEWS INTO THE
PREFINE PAPER AND
IMPROVE SECURITY

60' ACTIVITY SETBACK
FROM PROPERTY
LINE

NEGATIVE OPP SITE
VIEWING TOWARD
ART. COMPLEX

EVERY ONE ACCESS
ALONG EXHIBIT ST.

LOT 13 LOT 12
LINCOLN PARK

**BRIGHTON
SQUARE**

**LINCOLNIA
COMMUNITY PARK
FAIRFAX COUNTY, VIRGINIA
MAP NO. 73-3 404 AC.**

MAP NO. 72-B 404 AC.

SUMMARY ANALYSIS

- PROPERTY INFORMATION DERIVED FROM PAIRPAZ COUNTY RECORDS, AS MAINTAINED BY HUNTLEY, NYCE AND ASSOCIATES, P.C., AMMANDALE, VA, NOV 17, 1993
- CONTOURS DERIVED FROM PAIRPAZ COUNTY TOP AND ARE FOR MASTER PLANNING ONLY.
- CONTOUR INTERVAL: 5'.

● PROGRAM DEVELOPMENT

Community Forum

On June 28, 1984, a community forum was held at Weyanoke Elementary School to inform residents and interested citizens within the service area of the preliminary master plan process and to solicit opinions as to the desired program development. Fairfax County Park Authority staff members and approximately 42 citizens discussed the park and its potential opportunities. Four groups were formed to discuss and document their collective opinions. Summary of the forum is as follows:

COMPOSITE VOTING COUNT FROM FORUM SUMMARY

Likes: (Top 5)

Group

| Item | Yellow | Red | Green | Blue | Total |
|-------------------------------|--------|-----|-------|------|-------|
| Picnic area | 19 | 20 | 22 | 22 | 83 |
| Preschool playground | | | 13 | 22 | 35 |
| Walk/hike/bike/jog trails | | | 34 | | 34 |
| Nature trail | 13 | | | 14 | 27 |
| Open play area (field) | 11 | | | 12 | 23 |
| Basketball court/M.U.C. | | 15 | | 6 | 21 |
| Informal open grass area | 19 | | | | 19 |
| Grass cover | | 18 | | | 18 |
| Nature area | | 16 | | | 16 |
| Multi-purpose play area | | 14 | | | 14 |
| "Leathers" playground | | | 14 | | 14 |
| Year-round pool | 13 | | | | 13 |
| Minimal clearing | | | | 12 | 12 |
| Playground for older children | | | 10 | | 10 |
| Tennis courts | | | | 7 | 7 |
| Walk access from Montrose St. | | | | 6 | 6 |

Dislikes: (Top 5)

| Item | <u>Group</u> | | | | Total |
|---------------------|--------------|-----|-------|------|-------|
| | Yellow | Red | Green | Blue | |
| No parking | | 18 | 19 | 18 | 55 |
| No night lighting | | | 25 | 27 | 52 |
| No league fields | | | 36 | 10 | 46 |
| No vehicular access | 14 | | | 26 | 40 |
| Don't fill swale | | | | 30 | 30 |
| Motocycles | | 25 | | | 25 |
| No tree cutting | | 24 | | | 24 |
| Minimum asphalt | | | 23 | | 23 |
| No loud music | | | | | |
| Baseball | 20 | | | | 20 |
| No restroom | | 19 | | | 19 |
| High bushes | | | 16 | | 16 |
| Pool | 15 | | | | 15 |
| Sandbox | 14 | | | | 14 |
| Tennis courts | 10 | | | | 10 |

Reports

The following agencies or departments were asked to make recommendations regarding the park development: FCPA Conservation, Fairfax County Department of Recreation and Community Services, Fairfax County Office of Comprehensive Planning and Historians Report. The summary of their recommendations are below and full reports are in the Appendix.

FCPA Conservation Division: At the southwestern perimeter of the site there are half a dozen large and majestic white oak trees which should be preserved. Overall the site appears well suited for a diversity of both active and passive recreational development.

Department of Recreation and Community Services: Lincolnia Community Park should be developed for active and passive recreational activities. It is suggested that (1) soccer/football field, a multi-use court, and exercise area, creative play/picnic area, trails for walking and biking as well as adequate parking be placed on this site.

Office of Comprehensive Planning: We feel that any facilities developed on the park should be for unorganized sports activities and not of a league nature.

FCPA Division of Historic Preservation: There is nothing on the
Lincolnia Community Park site which appears to be of historical
importance.

Funding

Currently Available (Fiscal Year 1985)

| | | |
|--|------------------|-----------|
| Park Bond Funds | \$ 1,091 | |
| Community Development Block Grant Funds | <u>\$ 11,500</u> | |
| Subtotal | | \$ 12,591 |

Funds Available for Fiscal Year 1986

| | | |
|-----------------|-----------------|----------|
| Park Bond Funds | \$ 00 | |
| CDBG | <u>\$ 6,691</u> | |
| Subtotal | | \$ 6,691 |

Funds Available for Fiscal Year 1987

| | | |
|-----------------|-----------------|------------------|
| Park Bond Funds | \$ 75,338 | |
| CDBG | <u>\$ 6,809</u> | |
| Subtotal | | <u>\$ 82,147</u> |

| | | |
|--------------------|--|------------------|
| <u>GRAND TOTAL</u> | | <u>\$101,429</u> |
|--------------------|--|------------------|

Park Bond Funds for improvements were approved by the 1982 Park
Bond Referendum. Community Development Block Grant Funds are
available for master planning and design and are administered by
the Fairfax County Department of Housing and Community Development.

● CONCEPT DEVELOPMENT

A series of conceptual plans were developed to illustrate the responses to citizen input and the site analyses. Each concept portrays a different design development idea, reflecting the range of opinions and concerns in the community.

In order to successfully plan for present and future recreational needs, it is essential to combine all of the available information in developing concept plans. During this stage of program planning it is important to be aware of the delicate interface between the proposed use areas and the natural environment. The concept which meets the program goals best while preserving the site's natural character will be chosen to develop into the preliminary master plan.

Concept A

Concept A proposes the location of two picnic areas, a wood chip path, an open play area, a multi-purpose court, a playground and tot lot. The "formal use" areas indicate that these activities are limited to a given area either by equipment or a paved playing surface. The tennis courts are considered a "formal use" area. An "informal use" area is the picnic area because there are no definite boundary lines. A pedestrian circulation system joins the various use areas and provides access to the site. Vegetation buffers are shown along Eighth Street and Lincoln Avenue. A substantial amount of preserved natural area remains.

Concept B

Concept B is similar to Concept A in the facilities suggested, minus one picnic area. The facilities have been spatially relocated with the greatest difference being the "open play" location. Concept B also shows some separation between the "Tot Lot" and "Play Area".

CONCEPT C

Concept C differs from Concepts A & B in two major ways. The introduction of a pedestrian bridge and the tennis courts greatly changes the character of the park. The pedestrian bridge spans the wooded ravine to conveniently link the different use areas. Adding the tennis courts provides another active use facility while satisfying the community's needs. In this concept the wood chip trail was eliminated.

CONCEPT D

Concept D differs from Concept C in the basic arrangement of the facilities and use areas, minus one picnic area. (The picnic area suggested on the Strawbridge Square easement is not feasible due to the steepness of the slopes.) The pedestrian bridge has been moved to span a shorter distance across the ravine. As in Concept C, the bridge acts as an important component in the parks' pedestrian/bicycle circulation system. The tennis and multi-use basketball courts were switched in order to provide more room for proper sun orientation for the tennis courts.

● **DESIGN DEVELOPMENT (Concept Selection)**

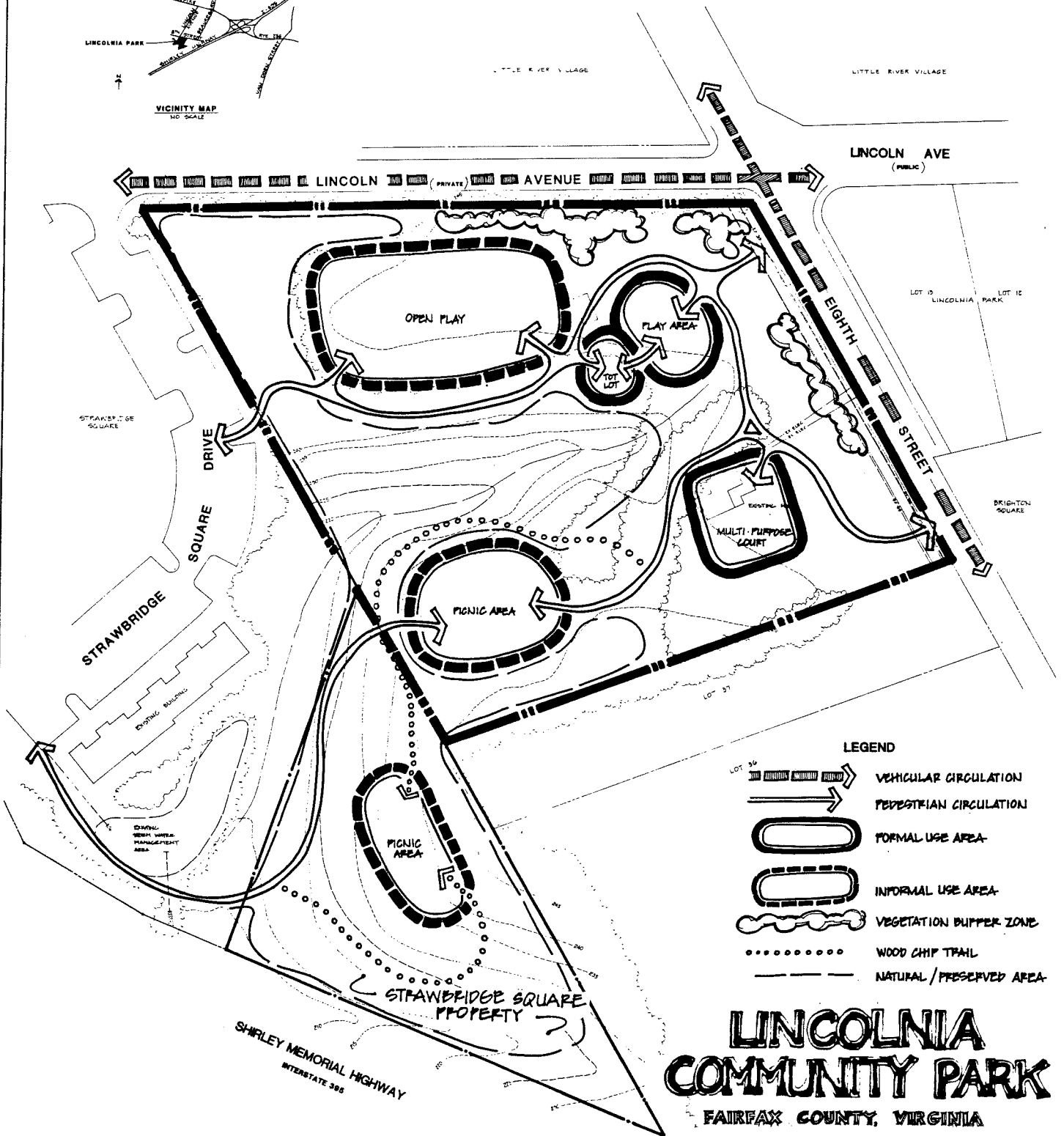
After careful consideration, Concept D was chosen to become the guide in developing Lincolnia Community Park further. At this point, the concept plan is still open to revisions and discussion. The absence of the tennis courts and pedestrian bridge ruled out Concepts A & B as viable choices. Although Concept C & D both propose the bridge and tennis courts and contain the same elements, Concept D is considered superior, because the arrangement is best suited to the site and community needs. For further information concerning Concept D, please see the explanation in the text found directly above.

This conceptual plan was formalized into a design development, "stake-out" plan showing all of the proposed and existing elements. The proposed facilities are located in the field with stakes and reviewed by the staff on-site in order to assess any existing conditions which may interfere with future development.

Proposed Facilities

- 2 - Tennis Courts
 - 1 - Multi-Use Basketball Court
 - 1 - Pedestrian Bridge
 - 1 - Tot Lot
 - 1 - Playground
 - 1 - Picnic Area
 - 1 - Open Play Area
 - 1 - Fitness Center
- Paths/widths vary depending on location
- Landscape Planting

Comments to the design development plan were received, considered and minor modifications recommended. Modifications include altering the paths leading to Eighth Street, enlarging the open play area, placing the path closer to the edge of the ravine near the open play area and increasing the vehicle/motorcycle barrier to extend along the frontage of Eighth Street, adding a Fitness Center facility and eliminating the wooded trail from the proposed picnic area to the existing path near the Strawbridge Square complex.



LEGEND

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- FORMAL USE AREA
- INFORMAL USE AREA
- VEGETATION BUFFER ZONE
- WOOD CHIP TRAIL
- NATURAL / PRESERVED AREA

LINCOLNIA COMMUNITY PARK

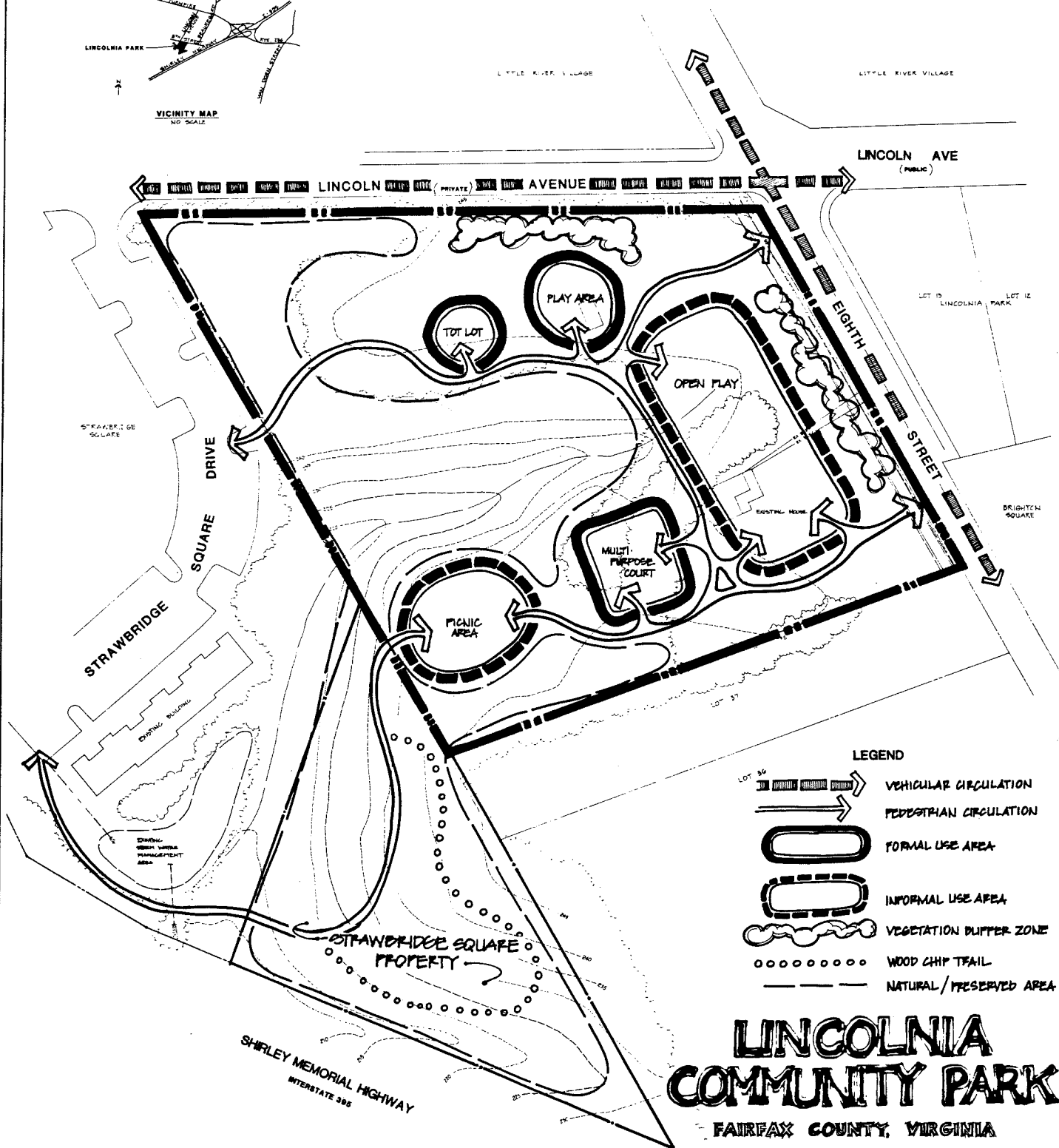
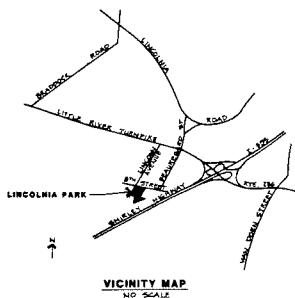
FAIRFAX COUNTY, VIRGINIA

MAP NO. 72-5 4.04 AC.

- PROPERTY INFORMATION DERIVED FROM PLAT BY HUNTLEY, NYCE AND ASSOCIATES, P.C., ANNANDALE, VA, NOV. 17, 2003
- CONTOURS DERIVED FROM FAIRFAX COUNTY TOP AND ARE FOR MASTER PLANNING ONLY.
- CONTOUR INTERVAL IS 5'.



CONCEPT A



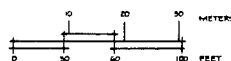
- LEGEND**
- VEHICULAR CIRCULATION
 - PEDESTRIAN CIRCULATION
 - FORMAL USE AREA
 - INFORMAL USE AREA
 - VEGETATION BUFFER ZONE
 - WOOD CHIP TRAIL
 - NATURAL/PRESERVED AREA

LINCOLNIA COMMUNITY PARK

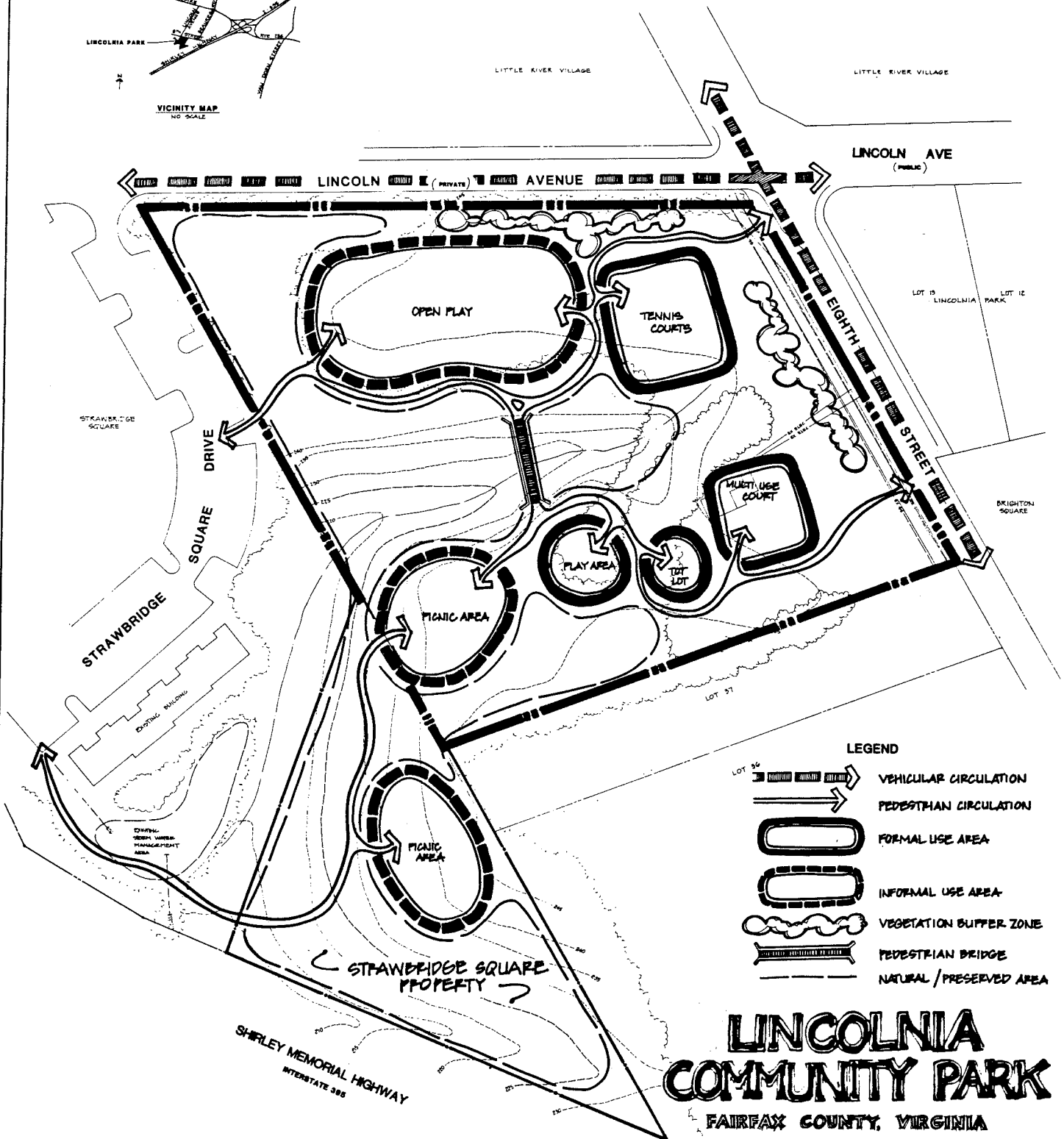
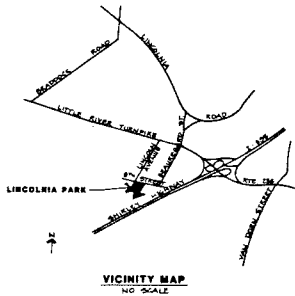
FAIRFAX COUNTY, VIRGINIA

MAP NO. 72-B 4.04 AC.

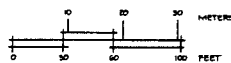
- PROPERTY INFORMATION DERIVED FROM PLAT BY HUNTLEY, NICE AND ASSOCIATES, P.C., ANNANDALE, VA., NOV. 17, 1983.
- CONTOURS DERIVED FROM FAIRFAX COUNTY TOP AND ARE FOR MASTER PLANNING ONLY.
- CONTOUR INTERVAL IS 5'.



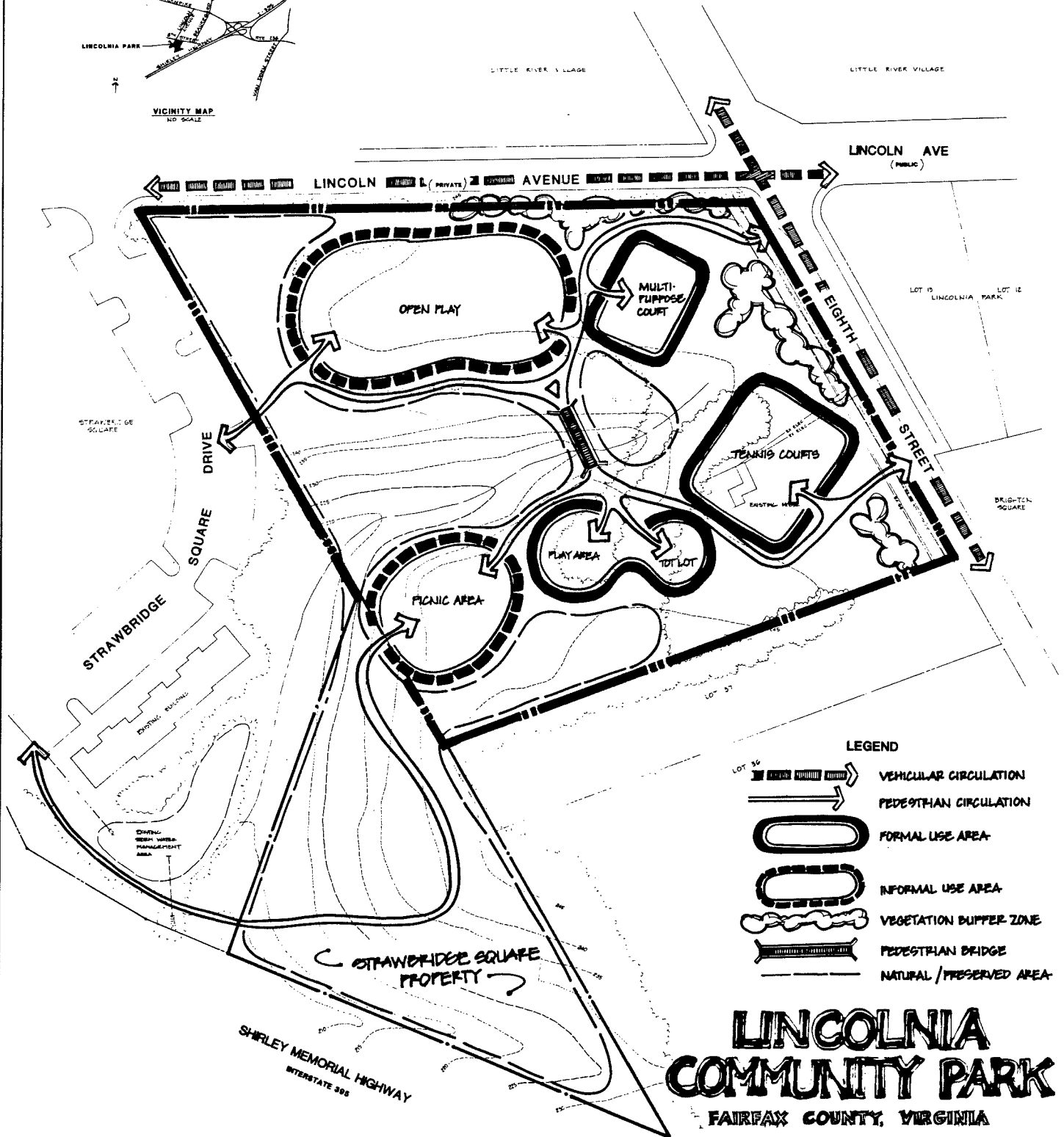
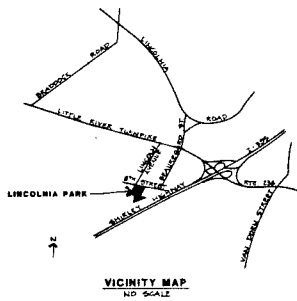
CONCEPT B



• PROPERTY INFORMATION DERIVED FROM PLAT BY HUNTLEY, NYE AND ASSOCIATES, P.C., ANNANDALE, VA., NOV. 17, 1993.
• CONTOURS DERIVED FROM FAIRFAX COUNTY TOP AND ARE FOR MASTER PLANNING ONLY.
• CONTOUR INTERVAL IS 5'.



CONCEPT C



LEGEND

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- FORMAL USE AREA
- INFORMAL USE AREA
- VEGETATION BUFFER ZONE
- PEDESTRIAN BRIDGE
- NATURAL / PRESERVED AREA

LINCOLNIA COMMUNITY PARK

FAIRFAX COUNTY, VIRGINIA

MAP NO. 72-B 4.04 AC.

• PROPERTY INFORMATION DERIVED FROM PLAT BY HUNTLEY, NICE AND ASSOCIATES P.C., ANNANDALE, VA., NOV. 17, 1983
• CONTOURS DERIVED FROM FAIRFAX COUNTY TOPO AND ARE FOR MASTER PLANNING ONLY.
• CONTOUR INTERVAL IS 5'.



CONCEPT D

● **TRAFFIC and TRANSPORTATION**

According to the Fairfax County Office of Transportation the average daily traffic volume is 896 vehicles (per day) on Eighth Street and 1,290 on Lincoln Avenue. Since the park will not generate additional traffic, it poses no problems on Eighth Street. There are no plans to improve Eighth Street adjacent to the park, which is owned by the Fairfax County Board of Supervisors. Presently, Public Works is maintaining this portion of the street. Future improvements would probably be by the developer(s) if and when the nearby parcels to the east of the park are developed.

● **PRELIMINARY MASTER PLAN DESCRIPTION**

Access

The two main points of public access are to the north, both off of Eighth Street, for pedestrians and bicycles only. The secondary access point is from the Strawbridge Square property*, limited to pedestrians. Within the park there are bituminous paths connecting the various facilities and areas.

* With approval by Strawbridge Square Associates (owner).
See appendix I.

Tennis Courts

Two tennis courts are proposed in the northeast corner of the site. These courts are not to be lighted. A seating area for waiting players and spectators is located adjacent to the courts, equipped with a bicycle rack. The southwest corner of the tennis court will need a retaining wall in order to decrease the amount of disturbance within the wooded ravine. Proposed tree planting near this retaining wall will help to eliminate any negative visual impact.

Multi-Use/Basketball Court

One multi-use basketball court is proposed in the northwest corner. This paved court would include basketball goals, volleyball pole sockets and line painting. This court will not be lighted.

Open Play Area

An open play area, measuring approximately 150' X 225' is proposed between the ravine and the western periphery. This area is the largest and flattest open area on the Lincolnia Community Park site. This location promotes safe play, for it is protected by a row of pine trees along Lincoln Avenue and also by distance from Eighth Street. This area will be used for unorganized and informal play activities. There are no plans to develop this field to accommodate organized sports activities.

Playground and Tot Lot

The combined playground and tot lot is located among the existing mature Virginia pines near the southeast corner. Approximately one half of the area, surrounded by a timber edge containing a wood chip surface, will be devoted to school age children and the other to tots. The equipment chosen will reflect various ability levels and will be constructed of wood* for a "natural" look. Benches will be provided for attendants.

* Equipment of metal materials or a combination with wood may be selected for durability, safety and ease of maintenance.

Picnic Area

One picnic area is proposed among the trees in the southeastern part of the site. Four picnic tables and two waste receptacles are proposed in this vicinity. The existing pines and hardwoods make this location perfect for a tranquil picnicking experience.

Pedestrian Bridge

A 40 foot long, 8 feet wide pedestrian bridge spans the wooded ravine. The walking surface will be made of pressure treated decking to complement the natural wooded surroundings. The bridge provides a unique opportunity for people to experience walking between the trees while observing the wildlife activity and fauna from above. The proposed bridge is to offer an aesthetic experience to park users that can't be found in most parks.

Natural Areas

In designing the preliminary master plan, as many natural areas as possible have been preserved. Where disturbance occurs, every effort is made to provide these areas with new plantings.

Bollards

Wooden bollards will span the park frontage at Eighth Street to serve as a vehicular barrier. The bollards will also help to define the park edge and unify the parks' overall appearance.

Landscaping

A variety of plant material will be added to enhance the new development. The materials chosen will be suited for their surroundings and consist of both evergreen and deciduous types.

Handicap Access

The facilities and major paths are designed to conform with public access standards, but the path leading to Strawbridge Square does not meet handicap standards where the steps occur.

Parking

There will be no on-site parking provided. Parking for visitors outside of the primary service area is expected to be along Eighth Street.

LITTLE RIVER VILLAGE

LINCOLN AVENUE
RT. 608 PUBLIC

LITTLE RIVER VILLAGE

LINCOLN AVENUE PRIVATE

18
LINCOLNIA
PARKBRIGHTON
SQUAREEIGHTH
STREET

TENNIS COURTS

MULTI-USE
BASKETBALL
COURT

FITNESS CENTER

40' PEDESTRIAN BRIDGE

WOODED RAVINE

PICNIC AREA

PLAYGROUND/TOT LOT

OPEN PLAY AREA
180' x 225'STRAWBRIDGE
SQUARE

SQUARE

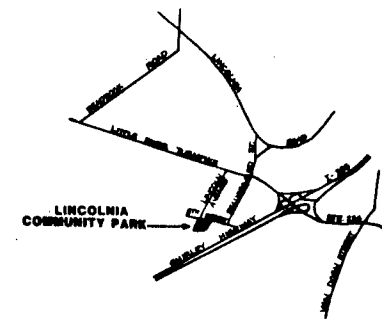
DRIVE

STRAWBRIDGE SQUARE

EXISTING BUILDING

EXISTING
STORM WATER
MANAGEMENT
AREA

- PROPERTY INFORMATION DERIVED FROM PLAT BY HUNTLEY, NYCE AND ASSOCIATES, P.C., ANNANDALE, VA., NOV. 17, 1998
- CONTOURS DERIVED FROM FAIRFAX COUNTY TOPO AND ARE FOR MASTER PLANNING ONLY
- CONTOUR INTERVAL IS 5'

VICINITY MAP
NO SCALESHIRLEY MEMORIAL HIGHWAY
Interstate 495Preliminary
Master Plan

LINCOLNIA COMMUNITY PARK

FAIRFAX COUNTY, VIRGINIA

MAP NO. 72-B

4.04 AC.

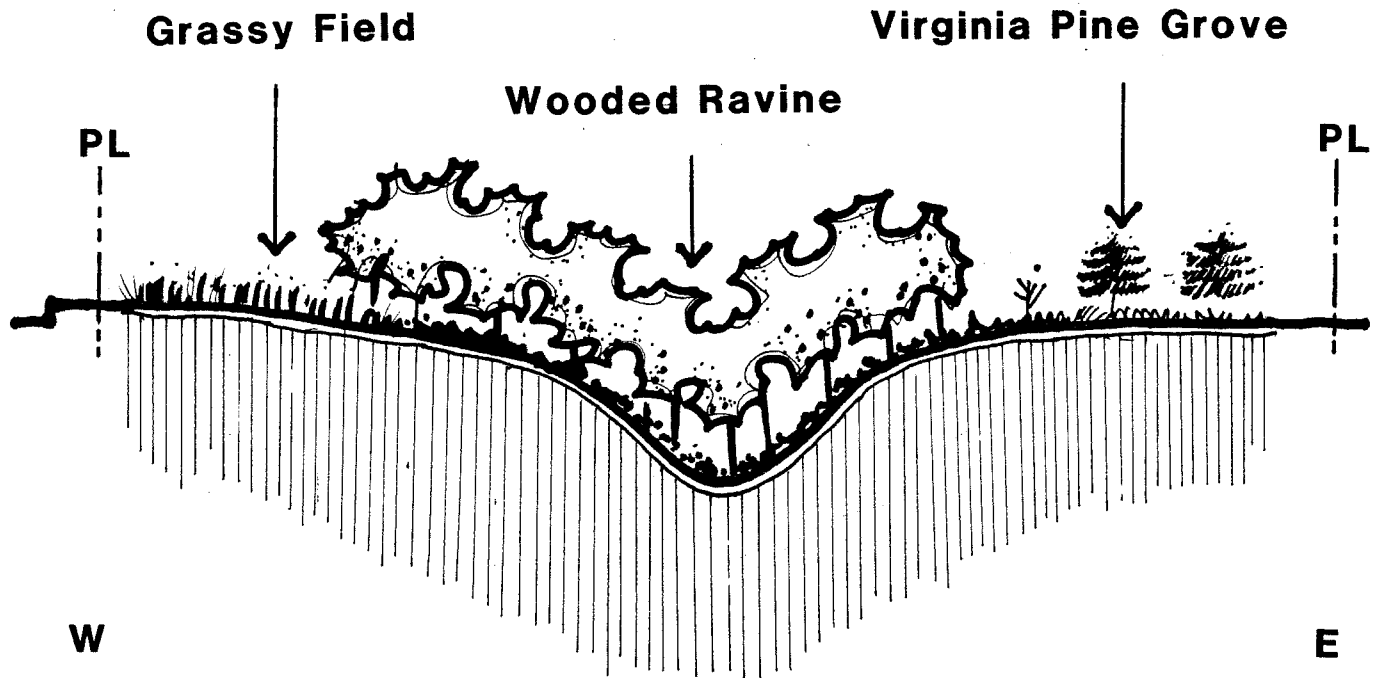
Preliminary Date: May 1998

Approved Date:

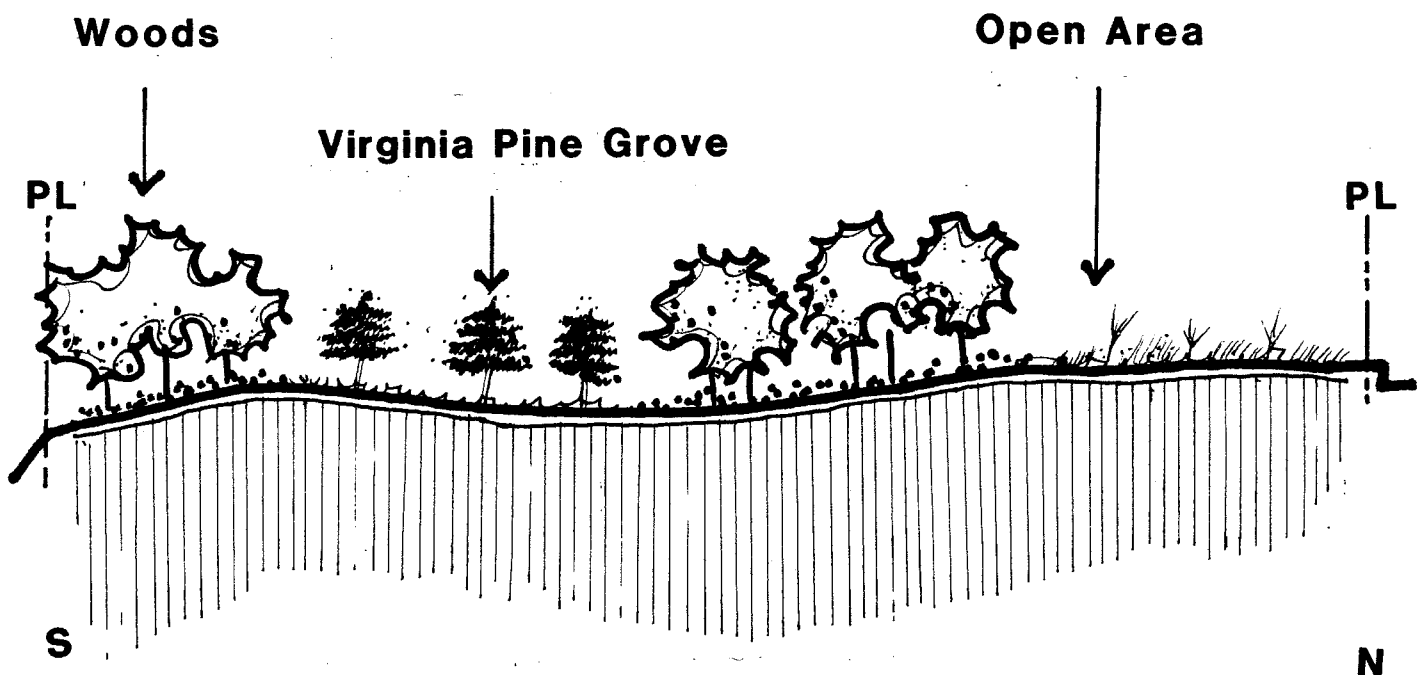


ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS
400 SANGAMON ROAD
SUITE 100 JENKINS
VA 22140

NOTE: NO FACILITIES ARE LIGHTED



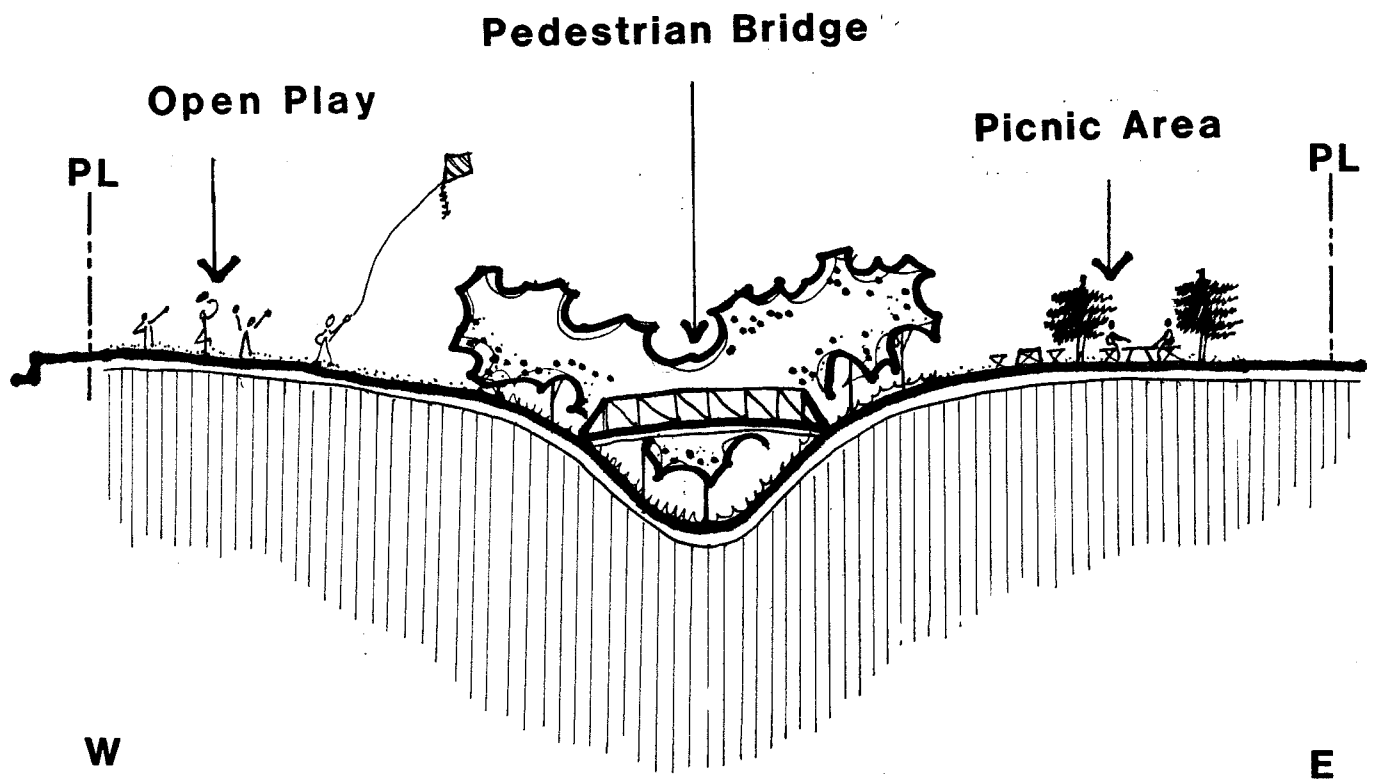
TYPICAL WEST-EAST SECTION



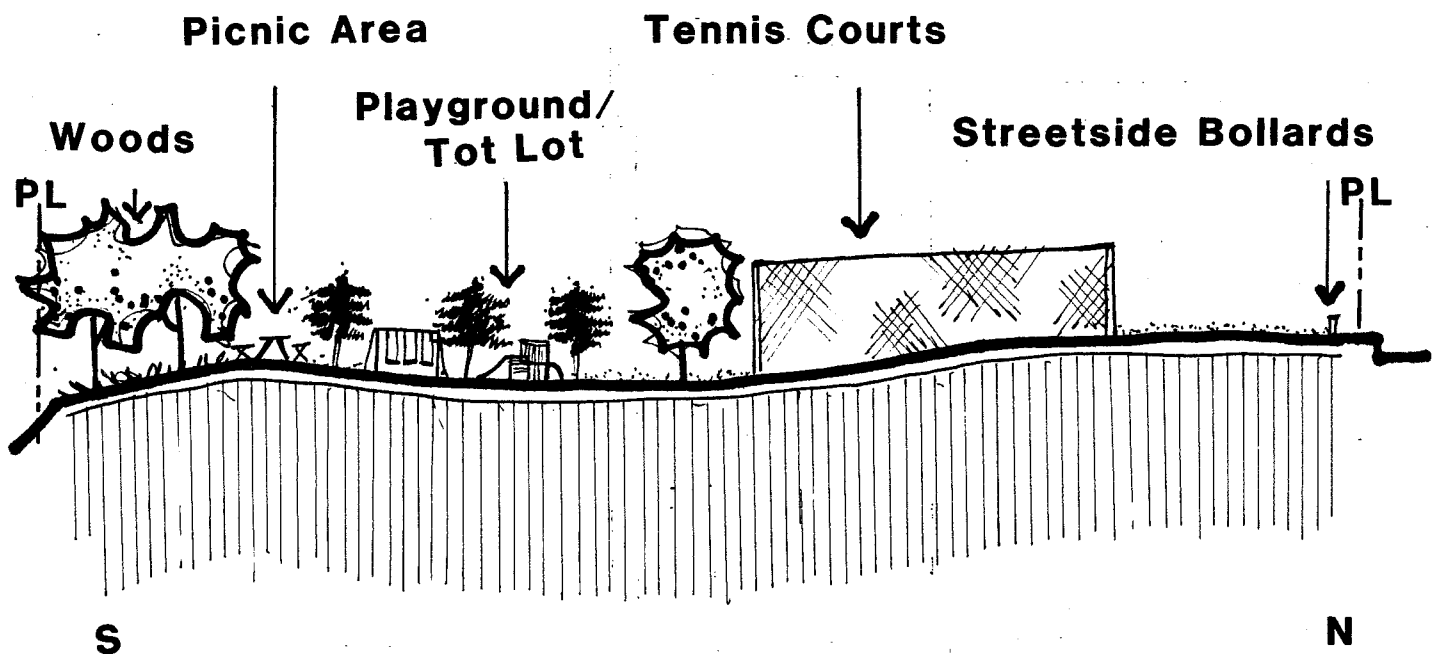
TYPICAL SOUTH-NORTH SECTION

**LINCOLNIA
COMMUNITY PARK**

EXISTING SITE SECTIONS



TYPICAL WEST-EAST SECTION



TYPICAL SOUTH-NORTH SECTION

**LINCOLNIA
COMMUNITY PARK**

PROPOSED SITE SECTIONS

LINCOLNIA COMMUNITY PARK

PRELIMINARY MASTER PLAN DEVELOPMENT
COST ESTIMATE (March 29 1985)

| <u>A. FACILITY COSTS</u> | <u>SUBTOTAL</u> | <u>TOTAL</u> |
|---|-----------------|--------------|
| <u>1. 8' Bituminous Path (1060 LF)*</u> | | |
| Steps - LS | \$ 1,080 | |
| Grading - LS | \$ 540 | |
| Clearing & Grubbing - LS | \$ 1,200 | |
| Benches (3) | \$ 2,160 | |
| Gravel (4")/Bituminous (2") - LS | \$ 9,420 | |
| Seeding - LS | <u>\$ 1,119</u> | |
| Subtotal | \$ 15,519 | |
| Total 8' Bituminous Path | | \$ 15,519 |
| <u>2. Open Play Area (150' X 225')</u> | | |
| Grading - LS | \$ 3,000 | |
| Seeding - LS | \$ 2,688 | |
| Benches - LS | <u>\$ 1,440</u> | |
| Subtotal | \$ 7,128 | |
| Total Open Play Area | | \$ 7,128 |
| <u>3. Multi-Use Basketball Court</u> | | |
| Grading - LS | \$ 4,200 | |
| Clearing & Grubbing - LS | \$ 2,000 | |
| Seeding - LS | \$ 1,025 | |
| Gravel (4")/Bituminous (1-1/2")/ Bituminous (1") | <u>\$ 5,790</u> | |
| Goals (2 @ \$700.00) | \$ 2,439 | |
| Colorcoat - LS | \$ 2,019 | |
| Volleyball Sleeves - LS | \$ 450 | |
| Bicycle Rack - LS | <u>\$ 1,000</u> | |
| Subtotal | \$ 18,923 | |
| Total Multi-Use Basketball Court | | \$ 18,923 |

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

4. Tennis Courts

| | |
|--|-----------|
| Demolition of Ex. House* - LS | \$ 9,000 |
| Grading - LS | \$ 10,800 |
| Clearing & Grubbing - LS | \$ 2,400 |
| Seeding - LS | \$ 648 |
| Gravel/Bituminous (1-1/2")/ Bituminous (1") | \$ 11,035 |
| Retaining Wall - LS | \$ 8,640 |
| Nets - LS | \$ 1,560 |
| Colorcoat - LS | \$ 4,484 |
| Fencing - LS | \$ 8,400 |

Subtotal \$ 56,967

Total Tennis Courts \$ 56,967

5. Sitting Area

| | |
|------------------------|----------|
| Exposed Aggregate - LS | \$ 648 |
| Gravel (4") - LS | \$ 232 |
| Benches (2) | \$ 1,440 |
| Litter Receptacle (1) | \$ 540 |
| Bicycle Rack - LS | \$ 900 |

Subtotal \$ 3,760

Total Sitting Area \$ 3,760

6. Bridge

| | |
|----------------------------------|-----------|
| 40' Steel & Wood Bridge, 8' Wide | \$ 38,400 |
| Selective Tree Clearing | \$ 2,400 |

Subtotal \$ 40,800

Total Bridge \$ 40,800

7. Playground/Tot Lot

| | |
|---------------------------------|-----------|
| Clearing & Grubbing - LS | \$ 1,200 |
| Grading - LS | \$ 1,200 |
| 6' - 8' Timber Border - LS | \$ 3,600 |
| Woodchips (8"), over gravel -LS | \$ 7,400 |
| Play Equipment - LS | \$ 19,000 |
| Benches (2) | \$ 1,440 |
| Seeding - LS | \$ 300 |

Subtotal \$ 34,140

Total Playground/Tot Lot \$ 34,140

* Occupancy through March 1987 under purchase agreement.

8. Picnic Area

| | |
|--------------------------|-----------------|
| Clearing & Grubbing - LS | \$ 360 |
| Picnic Table (4) | \$ 3,840 |
| Litter Receptacles (2) | <u>\$ 1,080</u> |
| Subtotal | \$ 5,280 |

| | |
|-------------------|----------|
| Total Picnic Area | \$ 5,280 |
|-------------------|----------|

9. Fitness Center

| | |
|----------------------------------|-----------------|
| Clearing & Grubbing - LS | \$ 100 |
| Exercise Equipment - LS | \$ 7,545 |
| 6' x 8' Timber Border | \$ 2,625 |
| Wood Chips (4") over gravel - LS | <u>\$ 3,854</u> |
| Subtotal | \$ 14,124 |

| | |
|--------------------|-----------|
| Total Fitness Area | \$ 14,124 |
|--------------------|-----------|

10. Plant Materials

| | |
|----------------|-----------------|
| 40 Trees - LS | \$ 8,880 |
| 40 Shrubs - LS | <u>\$ 3,840</u> |
| Subtotal | \$ 12,720 |

| | |
|-----------------------|-----------|
| Total Plant Materials | \$ 12,720 |
|-----------------------|-----------|

11. Vehicular/
Motorcycle Barriers

| | |
|---------------------------|-----------------|
| Wooden Bollards (51) - LS | <u>\$ 9,600</u> |
| Subtotal | \$ 9,600 |

| | |
|----------------|----------|
| Total Bollards | \$ 9,600 |
|----------------|----------|

| | |
|--|------------------|
| <u>TOTAL FACILITY CONSTRUCTION COSTS</u> | <u>\$218,961</u> |
|--|------------------|

B. UTILITY FEES, PAYMENTS AND PERMITS*

1. Building Permit \$ 25

C. DESIGN/ENGINEERING FEES**

10% of Facility Construction Cost \$ 21,896

D. CONTRACT ADMINISTRATION***

| | |
|----------------------------|----------|
| 1. Plan Review | \$ 2,600 |
| 2. Inspection | 15,013 |
| 3. Site Plan Review | 7,000 |
| 4. Contract Administration | 5,600 |
| 5. As-Built Survey | 1,500 |

TOTAL CONTRACT ADMINISTRATION \$ 31,713

GRAND TOTAL PRELIMINARY MASTER PLAN
COST ESTIMATE

\$272,595

* Site plan fees paid to Fairfax County Design Review based on site construction plus utility fees (electric, sewer, etc.) and permits (building, VDHT, etc.)

** 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.

Estimated User Levels

The number of users is based on an examination of similar facilities in the region and from past experiences in planning recreational facilities. A user day is one person taking part in one activity on a particular day. Peak time for highest use is considered to be 2:00 P.M. on a summer Sunday.

| FACILITY | ESTIMATED NUMBER OF USER DAYS PER YEAR | ESTIMATED POTENTIAL NUMBER OF VEHICLES PER YEAR* |
|----------------------------------|---|--|
| A. Tennis Courts | 5,250 | 1,667 |
| B. Multi-Use Basketball Court | 2,750 | 873 |
| C. Playground/Tot Lot | 1,500 | 375 |
| D. Picnic Area | 4,320 | 1,371 |
| E. Open Play Area | 1,825 | 579 |

Total Potential User Days/Year = 15,645

Total Estimated Persons/Year (1 1/2 User Days = 1 Person) = 10,430

Total Vehicles/Year = 4,865

* Estimated at one vehicle/2.1 persons

For this specific site most users are anticipated to arrive on foot or bicycle ("walk-to-park"), this estimate is a relative measure of potential vehicles and assumes all park users arrive by vehicle, it is used to compare sites on a systemwide basis.

The criteria used for estimating the number of users is as follows:

- A) Tennis - Based on 15 players per court per day for 175 day season
(3 players/court x 5 hours/day)
15 persons x 2 courts x 175 days = 5,250.
- B) Multi-Use Basketball Court - Primary use is for non-organized play
and is based on a nine month period with 10 persons per
day: 10 persons x 275 days = 2,750.
- C) Tot Lot/Apparatus Area - Due to randomness of use, accurate figures
are difficult to determine: assume 1,500 children/year.

- D) Picnic Area - Picnicking is estimated at three persons per table with heaviest use on weekends between April and October. The turnover is estimated at two per day per table. Four tables are assumed: $4 \text{ tables} \times 3 \text{ persons/table} \times 2 \text{ turnovers} \times 180 \text{ days} = 4,320$.
- E) Open Play Area: Due to randomness of use, accurate figures are difficult to determine: assume $5 \text{ persons} \times 365 \text{ days} = 1,825$.

Costs vs. Benefits

With an estimated 6,436 people living within the primary service area, and an estimated implementation cost of \$272,595, the total cost amounts to \$42.35 per person.

When looked at in terms of the estimated 5,347 people living within the secondary service area, the total cost amounts to \$23.13 per person.

During the first twenty years of operation, an estimated potential 179,800 individuals will use the park facilities. This translates into a cost of \$1.52 per park user per visit.

● Annual Operating and Maintenance Cost Estimate

| Facility | Class** | Unit Qty. | Unit* Cost | Total Cost |
|---------------------------------------|---------|-----------|------------|------------|
| Tennis Courts (double) & sitting area | B | 1 | \$1,745 | \$1,745 |
| Multi-Use Basket-Ball Court | B | 1 | \$ 630 | \$ 630 |
| Tot Lot/Playground | B | 1 | \$1,090 | \$1,090 |
| Fitness Center | B | 1 | \$ 500 | \$ 500 |
| Asphalt Trails | B | 1060 LF | \$.40/LF | \$ 424 |
| Picnic Area | B | .10 AC. | \$1,265/AC | \$ 126 |
| Open Play Area | B | .77 AC. | \$2,563/AC | \$1,973 |
| Natural Area | C | 1.1 ac | \$ 332/AC | \$ 365 |
| TOTAL | | | | \$6,853 |

* Prepared from Productivity Report #11-1975 (10/74 Rev. 6/77) by Office of Research and Statistics and FCPA. Figures updated to fiscal year 1985 dollars.

** Mowing/maintenance schedule:
 A = once each 7 - 14 days
 B = once each 14 - 30 days
 C = once a year

See Maintenance Plan, p. 45.

LITTLE RIVER VILLAGE

LINCOLN AVENUE
RT. 666

13
LINCOLNIA
PARK

BRIGHTON
SQUARE

EIGHTH STREET

TENNIS COURTS

MULTI-USE
BASKETBALL
COURT

FITNESS CENTER

PLAYGROUND/TOT LOT

WOODED RAVINE

PICNIC AREA

OPEN PLAY AREA
150' x 225'

STRAWBRIDGE

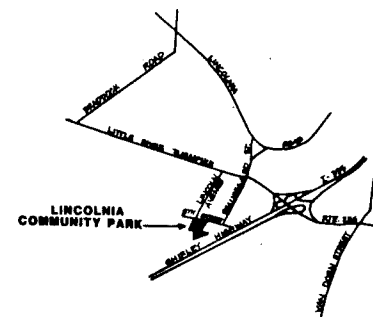
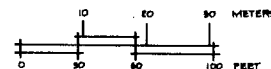
SQUARE

DRIVE

STRAWBRIDGE SQUARE

EXISTING BUILDING

- PROPERTY INFORMATION DERIVED FROM PLAT BY HUNTLEY, NYCE AND ASSOCIATES, P.C., ANNANDALE, VA., NOV. 17, 1989.
- CONTOURS DERIVED FROM FAIRFAX COUNTY TOPO AND ARE FOR MASTER PLANNING ONLY.
- CONTOUR INTERVAL IS 5'.



VICINITY MAP
NO SCALE

MOWING/MAINTENANCE SCHEDULE

- A: ONCE EVERY 7-14 DAYS
- B: ONCE EVERY 14-30 DAYS
- C: ONCE A YEAR

SHIRLEY MEMORIAL HIGHWAY
Interstate 495

MAINTENANCE PLAN

Preliminary
Master Plan

LINCOLNIA COMMUNITY PARK

FAIRFAX COUNTY, VIRGINIA

MAP NO. 72-B

4.04 AC.

Preliminary Date: May 1988

Approved Date:

VIFA

ENGINEERS - PLANNERS - LANDSCAPE ARCHITECTS - SURVEYORS
400 SANGAMORE ROAD
BETHESDA, MD 20814
301 274-4000

NOTE: NO FACILITIES ARE LIGHTED

● RECOMMENDED PHASING

Presently there is \$12,591 available for the planning and design of Lincolnia Community Park. An additional \$ 6,691 from CDBG funds is scheduled to become available for detailed design plans in fiscal year 1986. In fiscal year 1987, an additional \$75,338 is scheduled to become available from the 1982 Park Bond Funds, and \$ 6,809 from CDBG funds for development. Therefore, a total of \$101,429 is available for capital improvements at the park, if desired.

With a total cost estimate of \$272,595 for development, it is not possible to complete all of the proposed improvements in one phase. In consideration of community desires and feasibility, the recommended priorities are as follows:

PHASE I

| | |
|---|-------------------|
| Picnic Area | \$ 5,280 |
| Playground/Tot Lot | \$ 34,140 |
| 550 LF 8' Bituminous Path, including steps leading to Strawbridge Square | \$ 8,571 |
| Open Play Area | \$ 7,128 |
| Multi-Use Basketball Court | \$ 18,923 |
| Vehicular/Motorcycle Barriers | <u>\$ 9,600</u> |
| Subtotal | \$ 83,642 |
| Fees, Design, Contract Administration | \$ 20,074 |
| <u>TOTAL PHASE I</u> | <u>\$ 103,716</u> |

PHASE II

| | |
|---|-------------------|
| Remaining 510 LF 8' Bituminous Paths | \$ 6,948 |
| Pedestrian Bridge | \$ 40,800 |
| Tennis Courts & Demolition of Existing House* | \$ 56,967 |
| Seating Area | \$ 3,760 |
| Fitness Center | \$ 14,124 |
| Plant Materials | <u>\$ 12,720</u> |
| Subtotal | \$ 135,319 |
| Fees, Design, Contract Administration | 33,560 |
| <u>TOTAL PHASE II</u> | <u>\$ 168,879</u> |
| <u>GRAND TOTAL</u> | <u>\$ 272,595</u> |

* Occupancy through March 1987 under purchase agreement.

APPENDIX

Preliminary Master Plan Report

LINCOLNIA COMMUNITY PARK

FAIRFAX COUNTY PARK AUTHORITY

Revised

PROPERTY RECORD FORM

NAME

Lincolnia

MAP REFERENCE

72-3 (11)-39

NUMBER OF ACRES

2.0287

DEED BOOK

Number

5873

Page

1974

Recorded

12-15-83

DATE OF DEED

CERTIFICATED OF TITLE

Date

PURCHASE PRICE

\$195,000

ACQUIRED BY

Purchase

X

Donation

Cluster

CONSERVATION EASEMENT

Leased

Owned by

Address

Phone No.

MATCHING MONIES

Federal Aid

Agency

Matching %

TYPE

Neighborhood

Community

X District

Stream Valley

Historic

County

LOCATION

MAGISTERIAL DISTRICT

MASON

PLANNING DISTRICT

Area I, C-2LincolniaSector

PLAT

Yes

X

No

Number

RP 1209

Date

11-17-83

Surveyor

HuntleyNyceAndAssoc.

PREVIOUS OWNER

Pear Tree CourtAssoc.

APPRAISALS

Yes

X

No

By

Turner

Date

EVALUATION

By

Pickst

Date

REMARKS

Revised

PROPERTY RECORD FORM

NAME

Lincolnia

Callis

MAP REFERENCE

72-3 ((1)) - 38

NUMBER OF ACRES

2.0119

DEED BOOK

Number

5913

Page

1219

Recorded

3-20-84

DATE OF DEED

CERTIFICATED OF TITLE

Date

PURCHASE PRICE

\$ 230,000

ACQUIRED BY

Purchase

X

Donation

Cluster

CONSERVATION EASEMENT

Leased

Owned by

Address

Phone No.

MATCHING MONIES

Federal Aid

Agency

Matching %

TYPE

Neighborhood

Community

X

District

Stream Valley

Historic

County

LOCATION

MAGISTERIAL DISTRICT

MASON

PLANNING DISTRICT

Area I, L-2, Lincolnia Sector

PLAT

Yes

X

No

Number

RP 1209

Date

11-17-83

Surveyor

Huntley, Nyce And Assoc, P.C.

PREVIOUS OWNER

Callis

APPRAISALS

Yes

X

No

By

Turk

Date

EVALUATION

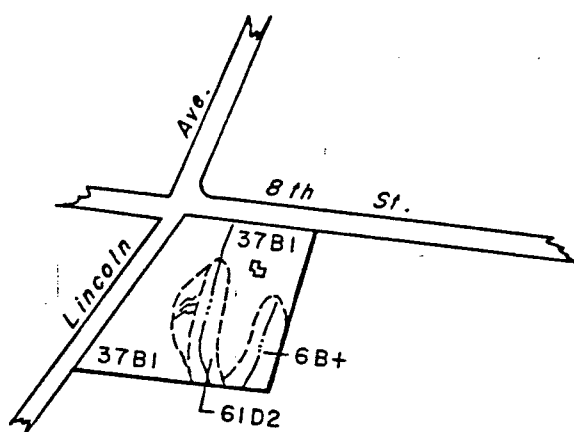
By

Pinkster

Date

REMARKS

SPECIAL STUDY SOIL TYPE MAP OF A 4.0287 ACRES PROPERTY LOCATED ADJACENT TO AND S.E. OF THE INTERSECTION OF LINCOLN AV. AND 8TH STREET. SOILS INFORMATION REQUESTED BY: DARYL DE PRENGER, LANDSCAPE ARCHITECT, FAIRFAX COUNTY PARK AUTHORITY. SITE IS REFERENCED: LINCOLNIA PARK.



LEGEND

Soil Symbol

Soil Name

6B+

Hyattsville sandy loam, 2-7% slopes

37B1

Beltsville silt loam, 2-7% slopes

61D2

Loamy and Gravelly Sediments, 14-25% slopes

≡

2-6 feet uncontrolled fill, over 61 and 37 soils

Scale:

1" = 500 Feet

Mapped by:

James E. Belshan, Soil Scientist
Fairfax County Soils Office

Date:

June 7, 1984

LOCATION: Tax Map Section: 72-3-001-38,39

NOTE: Approximately twelve percent, or 0.5 acre, of this property consists of Hyattsville (6) soil which is forming in a natural drainageway on this site. This soil has a seasonally high water table within 10 to 28 inches of the soil surface during wet seasons and following heavy rainfalls. It rates marginal for building support and trafficability.

Approximately twelve percent, or 0.5 acre, of this property consists of Loamy and Gravelly Sediments (61) on steep slopes. This soil appears stable, but will require vegetative cover to reduce the potential for accelerated erosion.

Approximately seventy five percent, or 3.0 acres of this property consists of Beltsville (37) soil on upland, gently sloping landscapes. This soil has a hard compact layer, usually within 18 to 30 inches below the soil surface, which restricts the downward movement of water and causes a seasonally perched water table following heavy rainfalls. Beltsville soil is good for support of buildings, but may be droughty during the summer, making turfgrass management more difficult. Beltsville (37) soil responds well to lime and fertilizer.

For most park uses, Beltsville (37) soil rates good to fair.

A small area of uncontrolled fill, ½ to 4 feet deep, over 37 and 61 soils occurs on this site. There is also a disturbed area within the western half of this site resulting from the demolition of a building. Any proposed building within these disturbed areas must have site specific soils information prepared in order to provide adequate foundation design



Fairfax County Park Authority

MEMORANDUM

To Daryl DePringer

Date 5/24/84

From Margaret C. Peck *Mc*

Subject Lincolnia Park

I have visited the future Lincolnia park property but did not find anything which appeared to be of historical importance. The deep gulley seems to be a natural formation. However, there are a number of large white oaks which are on the western edge of the property and should be saved if possible.

*noted
DMP/5*

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Daryl DePrenger, Landscape Architect May 30, 1984
Design Division, FCPA

FROM: Richard G. Little, Chief
Facilities Planning and Programming
Branch, OCP

FILE NO. 876(1up)

SUBJECT: Master Plan - Lincolnia Park

REFERENCE: Your memo dated April 30, 1984

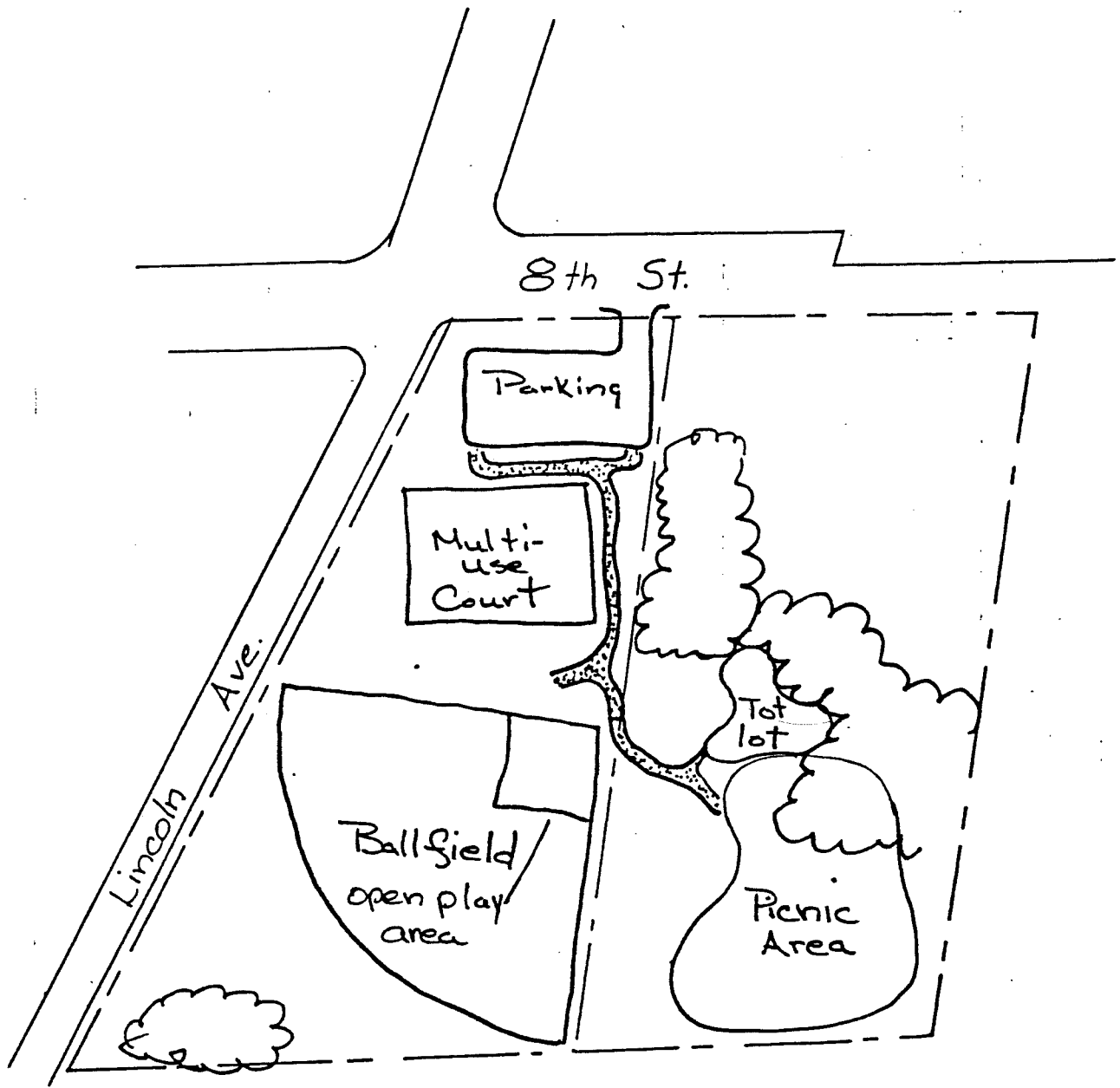
The Facilities Planning and Programming Branch of the Office of Comprehensive Planning has reviewed the subject park and provides the following comments to be considered in its master planning.

With the exception of a few parcels that are either vacant or not developed to full potential as allowed by the Comprehensive Plan, the area is built-out.

The established standards used for locating a community park indicate a service area of approximately 3/4 mile radius. However, in the case of Lincolnia Park, the Park Authority has indicated that the standards would be relaxed because of the major highways and the City of Alexandria boundary. The Office of Comprehensive Planning feels that the Turkeycock Run stream valley also should be considered a major barrier and that the proposed service area should not extend beyond it to the west.

In reviewing the area, it was noted that there are approximately 6 tot lots, 2 swimming pools and 2 multiuse courts, all of which are privately owned, within the park's service area. In preparing the proposed master plan, for the park, the Park Authority should take these private facilities into consideration. Attached, is a conceptional drawing as to how we feel the park could be developed to meet the possible needs of the community. Also, we feel that any facilities developed on the park should be for unorganized sports activities and not of a league nature.

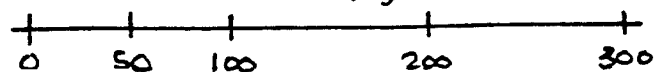
RGL:JEH:alc



(Attachment from previous page)

Lincolnia Park MASTER PLAN

scale in feet





Fairfax County Park Authority

MEMORANDUM

To Daryl DePrenger, Design

Date June 11, 1984

From Susan Allen, Conservation *SJA*

Subject Lincolnia Park Environmental Survey

Lincolnia Park is a 4.04 acre community park located in the eastern end of Mason Supervisory District. It is bounded by Lincolnia Park subdivision and Brighton Square apartments on the north, Little River Village subdivision on the west, Strawbridge Square apartments on the west and south and single family residences on the east.

The site is transected from north to south/southeast by an increasingly steep drainage way that divides the land into three areas with differing vegetative communities. At the head of the swale are two large trees which draw one into the site - a mulberry and a white poplar. In the east the site is heavily overgrown with honeysuckle, virginia creeper, wild strawberry, multiflora rose near the swale, giving way to tall grasses and clover indicating earlier agricultural use. There are also scattered old apple and cherry trees in this area adjacent to the house site. The land slopes moderately to a grove of mature Virginia pines.

The steep slopes in the southern end of the site contain mature upland forest trees including white and black oak (several with a d.b.h greater than 14") and with red maple, dogwood, beech and sassafras in the understory. There is minimal ground cover in the area. The drainage way is filled with jewelweed and poison ivy.

To the west of the drainage way is a cleared area (with a small amount of debris) and an open field with invading woody shrub species. At the southwestern perimeter of the site there are half a dozen large and majestic white oak trees which should be preserved. White pines have been planted along the western perimeter; on the northern boundary along Eighth Street there is a hedgerow of mulberry and cherry trees, honeysuckle and other vines.

These varied habitats may be expected to support a varied population of songbirds and small field animals. Overall the site appears well suited for a diversity of both active and passive recreational development.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Daryl DePreuger
Landscape Architect, FCPA

FROM: Leonard B. Gunsior
Assistant Director

DATE June 11, 1984

FILE NO:

SUBJECT: Master Plans for Lincolnia Park

REFERENCE:

After reviewing subject site, the following recommendations are submitted for your consideration: Lincolnia Park, a parcel which is approximately half cleared and half wooded with an old house on the north boundary and some steep slopes in the north corner, should be developed for active and passive recreational activities. It is suggested that one (1) soccer/football field, a multi-use court, an exercise area, creative play/picnic area, trails for walking and biking as well as adequate parking be placed on this site.

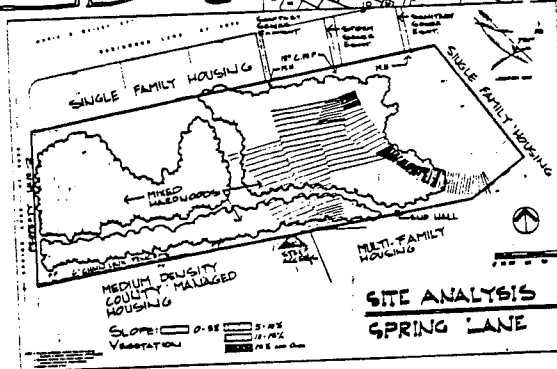
cc: Louis A. Cable, Assistant Director,
FCPA

HOW ARE PARKS DESIGNED?

THE TIME INVOLVED IN THE MASTER PLANNING PROCESS DEPENDS ON THE COMPLEXITY OF THE PROJECT.

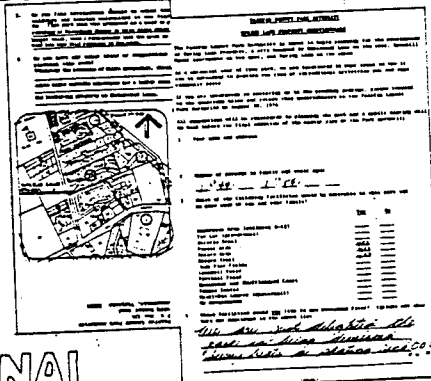
1 ANALYSIS SHEETS

AFTER A PARCEL OF PARKLAND IS ACQUIRED BY THE PARK AUTHORITY AND FUNDS ARE AVAILABLE, A LANDSCAPE ARCHITECT IS ASSIGNED TO THE PARK TO STUDY POSSIBLE IMPROVEMENTS AND TO PREPARE A LONG-RANGE MASTER PLAN OF PROPOSED PARK USES. THE PROCESS BEGINS WITH AN IN-DEPTH STUDY OF ALL CONDITIONS EXISTING ON AND AROUND THE SITE—SUCH AS: SOILS, TOPOGRAPHY, HYDROLOGY, VEGETATION AND WILDLIFE, CLIMATE, SPATIAL AND VISUAL CHARACTERISTICS, ACCESS AND NEARBY PARK AND RECREATIONAL FACILITIES.

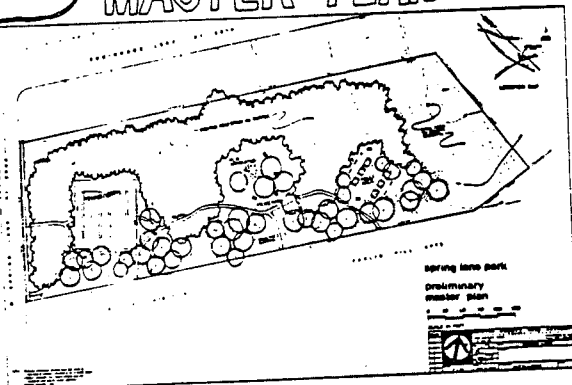


2 FORUM AND/OR QUESTIONNAIRES

THE SECOND STEP IN THE MASTER PLANNING PROCESS IS THE DISTRIBUTION OF QUESTIONNAIRES TO THE FAMILIES WITHIN AN APPROXIMATE 1/4 OR 1/2 MILE RADIUS OF THE PARK. THE RESPONSES TO THIS QUESTIONNAIRE GIVE THE PARK AUTHORITY AN IDEA OF THE DEVELOPMENT (OR LACK OF IT) THE PEOPLE FEEL IS APPROPRIATE FOR THE PARK.

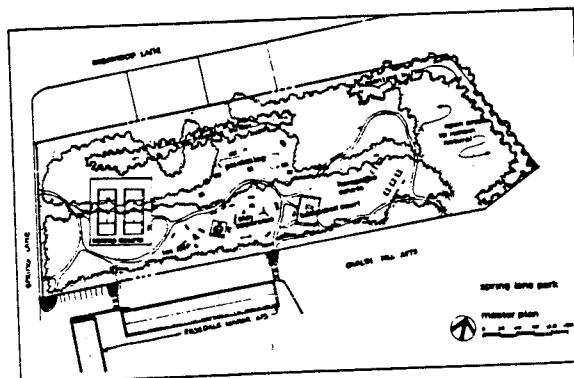


3 PRELIMINARY MASTER PLAN



4 FINAL MASTER PLAN

THE RESULTS OF THE SITE ANALYSIS AND THE QUESTIONNAIRES ARE COMBINED BY THE LANDSCAPE ARCHITECT WITH REPORTS FROM THE PARK OPERATIONS, HISTORY AND CONSERVATION DIVISIONS OF THE PARK AUTHORITY AND FROM THE RECREATION, FIRE & POLICE DEPARTMENTS (AND OTHER RELATED AGENCIES & ORGANIZATIONS) TO CREATE A PRELIMINARY MASTER PLAN. THIS PLAN IS DRAWN AND THE ENTIRE ANALYSIS PROCESS IS PRESENTED AT A PARK AUTHORITY MEETING. AFTER THE AUTHORITY APPROVES THE CONCEPT, THE PLAN IS MOVED TO PUBLIC HEARING. THE PRELIMINARY PLAN IS DISPLAYED AT PARK HEADQUARTERS & AT A LIBRARY OR SCHOOL NEAR THE PARK FOR 30 DAYS PRIOR TO PUBLIC HEARING.



AT THE PUBLIC HEARING CITIZENS MAY VOICE THEIR OPINIONS ON THE PROPOSED PLAN. THOSE COMMENTS & ANY WRITTEN COMMENTS TO THE PARK AUTHORITY ARE CONSIDERED & A FINAL PLAN IS DRAWN. THIS PLAN IS AGAIN PRESENTED TO THE PARK AUTHORITY AT A REGULAR MEETING FOR FINAL APPROVAL. IT IS THEN READY FOR IMPLEMENTATION IN PHASES AS SUFFICIENT FUNDS BECOME AVAILABLE. THE TIME INVOLVED IN PREPARING DETAIL PLANS & SPECIFICATIONS FOR DEVELOPMENT VARIES ACCORDING TO THE PROJECT COMPLEXITY. THEN CONSTRUCTION TIME MUST BE ALLOWED BEFORE THE IMPROVEMENTS WILL BE READY FOR USE.

FAIRFAX COUNTY
PARK AUTHORITY



DIVISION OF DESIGN
FOR MORE INFORMATION
CALL 941-5000 EXT. 261



Discover your parks ... 8-28-84

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

TO: ALL FOLKS INTERESTED IN FUTURE PLANS FOR LINCOLNIA PARK
FROM: DARYL DEPRENGER, LANDSCAPE ARCHITECT
SUBJECT: WHAT WE HEARD AT THE LINCOLNIA PARK FORUM

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

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

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

LINCOLNIA PARK COMMUNITY FORUM

HELD: June 28, 1984 at 8:00 p.m. in the Weyanoke Elementary School cafeteria

ATTENDEES: Tom Davis (Board of Supervisors, Mason District), Alan Mayer (Mason District), John Mastenbrook (Providence District), and Ray Philipps (Dranesville District) from the Fairfax County Park Authority Board; Louis Cable (Assistant Director), Donald Lederer, Daryl DePrenger, Ed Nenstiel, Kirk Holley, David Jillson, and Lauren Bisbee from the Fairfax County Park Authority staff (Design Division); Susan Allen (Conservation Division); Margaret Peck (Historic Preservation), Bill Hellwig (Park Operations); two FCPA volunteers; and approximately 42 citizens representing themselves and the Brighton Square Civic Association, Lincolnia Park Civic Association, Strawbridge Square, and Virginia Village Apartments.

Mr. Mayer welcomed the citizens and introduced Supervisor Tom Davis and two of his staff. He said it was a long-time personal goal of his to have a park in the Lincolnia community. He said the forum is a very sincere effort on the part of the Park Authority to find out what the citizens want in the park.

Mr. Cable 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. If you have additional thoughts or want to change your thoughts after tonight, you can call or write in within the next 30 days. He also asked the citizens to notify others, not here tonight, that may wish to comment. He urged all to sign the attendance sheet so that we may keep you informed of the planning of this site.

Using an overhead projector, Daryl DePrenger presented some information on the park system and the park planning process. He then reviewed the site analysis that staff has done including: location of park, size, funds available, nearby parks and schools and their facilities, service radius, population, countywide trail plan, and zoning around the park. On site factors considered included: slopes, soils, existing features, and possible access points, and proposed possible land use agreement for a portion of Strawbridge Square development site. Slides of the site showed: access from Lincoln & 8th Streets, open area, swale, Virginia Pine grove, and house.

Mr. Cable explained that four 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 to all four 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, all the small groups will come together and a spokesperson from each group will present their consensus of ideas.

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

YELLOW GROUP

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Picnic Area
- Priority 2 - Informal Open Grassy Areas
- Priority 3 - Pool Year Round
- Priority 4 - Nature Trail
- Priority 5 - Field - Open Play Area

Likes - Complete Listing and Voting Count

1. Picnic area - 19 points
2. Informal and open grassy areas- 19 points
3. Pool - year round - 13 points
4. Nature trail - 13 points
5. Nature center (much like Hummer) - 4 points
6. Playground equipment (larger children and older, heavy wood) - 9 points
7. Archeological dig - 1 point
8. Tennis courts (1-3) - 1 point
9. Field (open play area - pick-up games) - 11 points
10. Summer recreation program - 5 points
11. Fitness trail or obstacle course - 7 points
12. Recreation center - 2 points
13. Garden area - 5 points
14. Wading pool - 0 points
15. Barbecue pits - 3 points
16. Trees planted - 8 points

DISLIKES - TOP FIVE PRIORITIES

- Priority 1 - Baseball Field
- Priority 2 - Pool
- Priority 3 - Sandbox
- Priority 4 - No Vehicular Access
- Priority 5 - Tennis Courts

Dislikes - Complete Listing and Voting Count

1. Baseball field - 20 points
2. Sandbox - 14 points
3. Tot lots - 5 points
4. Pool - 15 points
5. Basketball - 9 points
6. Concrete - including parking areas - 6 points
7. Tennis courts - 10 points
8. Rather not have metal (ugly) playground equipment - 3 points
9. Buildings - 7 points
10. No vehicular access - 14 points
11. Barbecue pits - 2 points

SPECIAL CONCERNS

1. Is there open well (on the property)?
2. Transportation to other parks and centers (shuttle buses between the parks)
3. Natural area or buildings?
4. Designated entrances
5. Limited access from Strawbridge (use buffer)
6. Tunnel under Shirley Highway closed (drug trafficking)(Can FCPA talk to Police about getting this closed?)
7. How would barbecue pits be kept clean?
8. Deserted house
9. No large group activities that would generate noise/many people
10. Maintenance around existing house
11. Lighting of property

RED GROUP

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Shaded Picnic Area
Priority 2 - Put in Grass Cover
Priority 3 - Nature Area
Priority 4 - Basketball Courts
Priority 5 - Multi-Purpose Play Area

Likes - Complete Listing and Voting Count

1. Put in grass cover - 18 points
2. Hiking and biking trails - 4 points
3. "Leathers"-type playground - 11 points
4. Basketball court - 15 points
5. Swings - 10 points
6. Senior citizen facility - 2 points
7. Baseball/softball field - 0 points
8. Football soccer - 5 points
9. Shaded picnic area - 20 points
10. Refreshment stand - 5 points
11. Drinking fountains/w.c. - 4 points
12. Swimming pool - 0 points
13. Fitness trail/center - 3 points
14. Tennis courts - 5 points
15. Nature area - 16 points
16. Parking area - 5 points
17. Nature center (bldg.) - 5 points
18. Tree house - 0 points
19. Lighted paths and facilities - 3 points
20. Multi-purpose play area - 14 points
21. Roller skating path - 5 points
22. Challenge biking - 2 points
23. Bike rack - 6 points
24. Game tables - 1 point

DISLIKES - TOP FIVE PRIORITIES

- Priority 1 - No Motorcycles
Priority 2 - No Tree Cutting
Priority 3 - No Loud Music
Priority 4 - No Restroom
Priority 5 - No Parking

Dislikes - Complete Listing and Voting Count

1. No lights - 6 points
2. No loud music - 22 points
3. No ballfields - 13 points
4. No motorcycles - 25 points
5. No carousels (merry-go-rounds) - 7 points
6. No drug trafficking - 11 points
7. No r.c. aircraft - 6 points
8. No tree cutting - 24 points
9. No parking - 18 points
10. No restroom - 19 points

SPECIAL CONCERNS

1. Lack of active recreation facilities
2. Noise
3. Lack of adult and young adult recreation

Notes from the Red Team:

1. Would like Leather's designed creative playground.
2. Activity center for senior citizens w/shuffleboard, lawn bowling, game tables (enclosed building).
3. Fitness center does not necessarily have to be a trail.
4. Nature center building not just outdoor area.
5. Lack of adequate recreation facilities in community.
6. Merry-go-round = small school-yard type, not the large carousel w/horses.
7. There are a number of private pools, tennis courts, tot lots in community to serve residents, but no active facilities for young adults and adults.
8. Creative playground should include swings, tree house.
9. Some group members were not aware that there was a nature center in Mason District.
10. Skateboard/roller skating track could be combined w/fitness trail.
11. Multi-purpose play area = open play area.

GREEN GROUP

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Trails, Paths (multi-use)
Priority 2 - Picnic Area (with shelter, grills)
Priority 3 - "Leathers" Playground
Priority 4 - Preschool Playground (a lot of preschoolers in the area)
Priority 5 - Playground for Older Children

Likes - Complete Listing and Voting Count

1. Walking trails/paths (hike/bike/jogging) - 34 points
2. Gardens for children (growing) - 6 points
3. (Formal) garden with benches - 7 points
4. Pond - 4 points
5. Little league baseball diamond - 0 points
6. Picnic area with grills shelter - 22 points
7. Playground (preschoolers) - 13 points
8. Amphitheatre - 0 points
9. Tennis courts - 1 point
10. "Leathers" playground - 14 points
11. Bird sanctuary - 0 points
12. Volleyball/horseshoes - 6 points
13. Nature center - 1 point
14. Rollerskating - 0 points
15. Exercise stations (fitness trail) - 6 points
16. Sidewalk/curbs (8th and Lincoln) - 3 points
17. Retain and use house - 3 points
18. Play area/equipment/older children - 10 points
19. School bus stop - 5 points
20. Traffic light - 0 points
21. Landscaping - 0 points

DISLIKES - TOP FIVE PRIORITIES

- Priority 1 - League-Play Type Fields
- Priority 2 - No Night Lighting Lot
- Priority 3 - Minimum of Asphalt
- Priority 4 - Parking Lot (large)
- Priority 5 - High Bushes

Dislikes - Complete Listing and Voting Count

- 1. No night lights - 25 points
- 2. Parking lot - 19 points
- 3. League-play type fields - 36 points
- 4. High bushes - 16 points
- 5. Pets - 3 points
- 6. Minimum of asphalt - 23 points
- 7. Tennis courts - 10 points

SPECIAL CONCERNS

- 1. Dominance of adolescent age group (to the exclusion of other people)
- 2. Foot traffic (on Lincoln and 8th), danger thereto; also lots of school children waiting for bus at Lincoln and 8th (sidewalks on frontage of park.)
- 3. Through traffic from Strawbridge Village should be anticipated.

BLUE GROUP

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Tie: Small Picnic Area
Equip. for Small Children
- Priority 2 - Nature Trail
- Priority 3 - Tie: Small Play Field (sandlot type, pick-up sports)
Minimal Clearing (for development)
- Priority 4 - Tennis Court
- Priority 5 - Tie: Basketball
Multi-Use Court
Walking Access from the foot of Montrose St. (to tie into future trail system)

Likes - Complete Listing and Voting Count

- 1. Jogging and exercise trail - 5 points
- 2. Small picnic area - 22 points
- 3. Tennis court - 7 points
- 4. Basketball court - multi-use paved area - 6 points
- 5. Nature trail - 14 points
- 6. Sandlot-type playing field (informal - small) - 12 points
- 7. Equipment for small children - 22 points
- 8. Roller skating area - Outdoor - 3 points
- 9. Water fountain - 2 points
- 10. Accessibility for wheels and handicapped - 0 points
- 11. Garden plots - 0 points
- 12. Minimal clearing - 12 points
- 13. Breakdance area - 0 points
- 14. Trash cans - 1 point
- 15. Planting labelled - 0 points
- 16. Walking access from Montrose St. to the park - 6 points
- 17. Sledding hill - 2 points
- 18. Quiet area - 0 points
- 19. Bike racks - 0 points
- 20. Lighting - 0 points
- 21. Benches - 0 points
- 22. Sandbox - 0 points
- 23. Small parking area - 0 points
- 24. Pool - 0 points
- 25. Swale preserved - 5 points
- 26. Softball field (1.7 acres) - 0 points
- 27. Additional plantings in buffer - 1 point

DISLIKES - TOP FIVE PRIORITIES

- Priority 1 - Don't Fill Swale
- Priority 2 - No Lights
- Priority 3 - No Motorized Vehicles
- Priority 4 - Very Limited Parking
- Priority 5 - No Large Sports Fields

Dislikes - Complete Listing and Voting Count

- 1. Nothing requiring a lot of parking - 18 points
- 2. No large sports fields - 10 points
- 3. No motorized vehicles in park - 26 points
- 4. Don't fill swale - 30 points
- 5. No restroom facility - 8 points
- 6. No lights - 27 points

SPECIAL CONCERNS

- 1. Small child play area = Leather's type park
- 2. Funding - now and future (development and practicality)
- 3. Late night activity/misuse = security
- 4. Overdevelopment
- 5. Existing home = future use
- 6. Name of park
- 7. Future development in community near park

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 early next year. He thanked the citizens for attending and working with the Park Authority.

Mr. Cable also mentioned the handout that was available (see attached) showing a diagram of the park. The citizens could sketch the kind of park layout they might wish and then mail it back to the Park Authority and it will be incorporated into the record.

The following input has been received from the community since the forum:

- o One letter with a sketch plan expressing the following opinion: opposed to scheduled (league-type) sports facilities, development to include upgrading of 8th Street frontage and bus stop, trails in the park for pedestrian circulation, parking, tot lot, Robert Leathers playground, play apparatus area, picnic shelter, horseshoes, badminton, outdoor handball/racquetball, tennis, volleyball, basketball, and benches on the trails.
 - o A sketch plan showing: nature trail, street parking, interpretive program activity center in existing structure, open picnic shelter, wooden "jungle gym" area, trails within the park.
-

Staple Here

2nd Fold

From:

Postage
Required

Telephone:

To: **Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003**

Attn: Design Division
Lincolnia Park

1st fold

JUNE 1984

PARK NEIGHBORS:

PLEASE TAKE THIS OPPORTUNITY FOLLOWING THE FORUM TO RESPOND ON THIS OPTIONAL FORM WITH YOUR SUGGESTIONS FOR ACTIVITIES/FACILITIES IN LINCOLNIA PARK. THIS AND ALL WRITTEN COMMENTS/REMARKS/SUGGESTIONS WILL BE CONSIDERED IN THE PREPARATION OF THE MASTER PLAN. A PRELIMINARY MASTER PLAN WILL BE PRESENTED AT A PUBLIC HEARING TO BE SCHEDULED IN THE FALL OF 1984, WITH ALTERNATIVES AS APPROPRIATE. ANY QUESTIONS, PLEASE CALL THE FAIRFAX COUNTY PARK AUTHORITY, 941-5000, EXT. 252, DARYL DEPRENGER, LANDSCAPE ARCHITECT/PROJECT COORDINATOR.

5005 Lincoln Avenue
Alexandria, Virginia 22312
phones: (703)941-5804 --- home
(202)633-5804 --- work

July 22, 1984

Mr. Daryl DePrenger,
Project Coordinator
FAIRFAX COUNTY PARK AUTHORITY
4030 Summer Road
Annandale, Virginia 22003

Re: Lincolnia Community Park South (at Lincoln Ave. & 8th St.)

Dear Mr. DePrenger:

I, a close resident to the subject park, wish to add to the record specific observations about, and a proposed plan (enclosed) for, the new facility.

First, the park should not be designed to host any league sports. Participants in these sports would not be local residents and would not make optimal use of the facility during working/school hours or the off-seasons. League participants will need space for parking. This is a small community park.

Second, Lincoln Avenue and, to some extent, 8th Street are heavily traveled. Although not the central concern of the Park Authority, public safety in the area could be enhanced by appropriate design of the park. Specifically, the frontage of the park on both streets should be provided with sidewalks and, where not existing now, with curb and gutters. The 328-foot frontage on 8th Street should be brought up to state road standards, so that this part of that road can be admitted to the state road system.

Third, the surrounding neighborhood contains a heavy concentration of children. Huge crowds of these young people wait for and disembark from school buses at Lincoln and 8th. The waiting children cannot be accommodated safely on existing sidewalks and therefore flow over dangerously into the streets. The design of this park could make a significant contribution to their safety at a minimal cost in land through construction of a modest paved bus stop waiting area (say 15 x 40 feet) and bus pull-in along 8th Street near its crossing of Lincoln.

Fourth, heavy cross-traffic from Strawbridge Square by foot should be expected and accommodated for. It should not be obstructed or resisted.

Fifth, a great number of the families that this park is to serve live west of Turkey Cock Run, which presently has no tenable foot, bike, or stroller crossings. Walking around the Run will discourage these residents from using the park. Therefore, some small amount of parking, say ten (10) spaces,

should be provided at the site.

Sixth, children will be the main users of this park. Therefore, the playground equipment installed should be ample and extensive, including at least (1) a set of "tot lot" equipment, (2) a Robert Leathers playground, and (3) the traditional large playground apparatus, like tall slides, swings, and climbing equipment.

Seventh, a shelter from which to operate community picnics is desirable and unavailable anywhere near us. In this regard, existing trees should be retained wherever possible to make the site comfortable in the summer season.

Eighth, sports for this park should be kept on a small scale to prevent detracting from the multipurpose nature of the site. Horseshoes, badminton, outdoor handball/racquetball seem to be of appropriate size; tennis, volleyball, and basketball are large enough to be only marginally acceptable; anything larger should not be put in this park.

Ninth, numerous sturdy, secured, shady benches do much to make a park a place in which people like to remain to, for example, eat a lunch, read, talk, and watch children. Please include many of these along the paths indicated on my enclosed plan.

Thank you for this opportunity to communicate with you about the form of our new community park.

Yours truly,



Kent C. Burningham

enc. Proposed Park Plan

cc: Alan Mayer

1. SMALL SPORTS
(HORSESHOES, BADMINTON,
OUTDOOR HANDBALL/
RACQUETBALL)

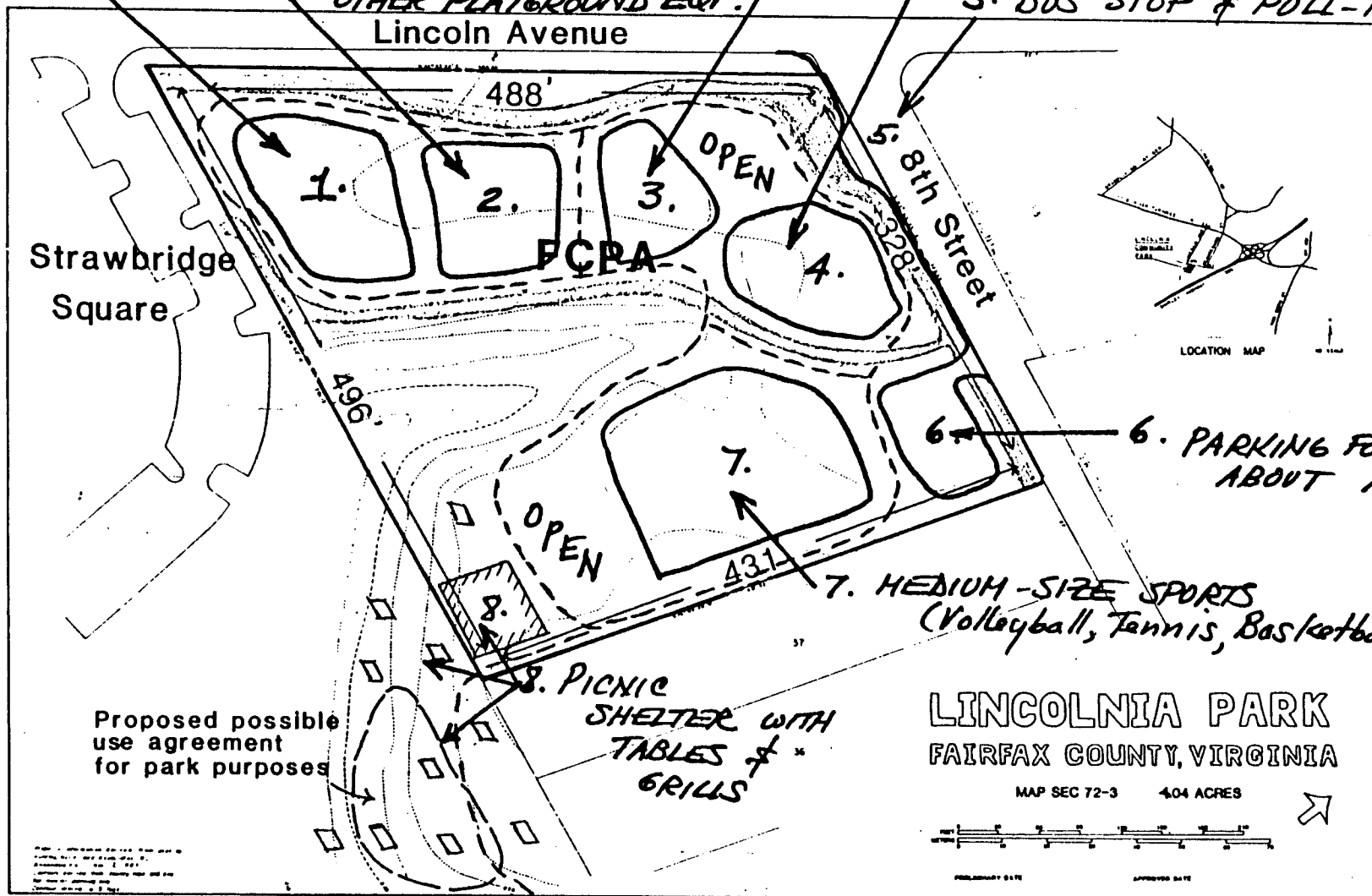
2. TRADITIONAL TALL
SLIDES, SWINGS &
OTHER PLAYGROUND EQP.

3. ROBERT LEATERS PLAYGROUND

4. TOT LOT

5. BUS STOP & PULL-IN

(Attachment From Previous Sheets)



KEY:

- Cement Sidewalk (and curb on 8th St)
- Gravel running trails
- Activity areas

LINCOLNIA PARK
FAIRFAX COUNTY, VIRGINIA

MAP SEC 72-3 4.04 ACRES



PRELIMINARY DATE

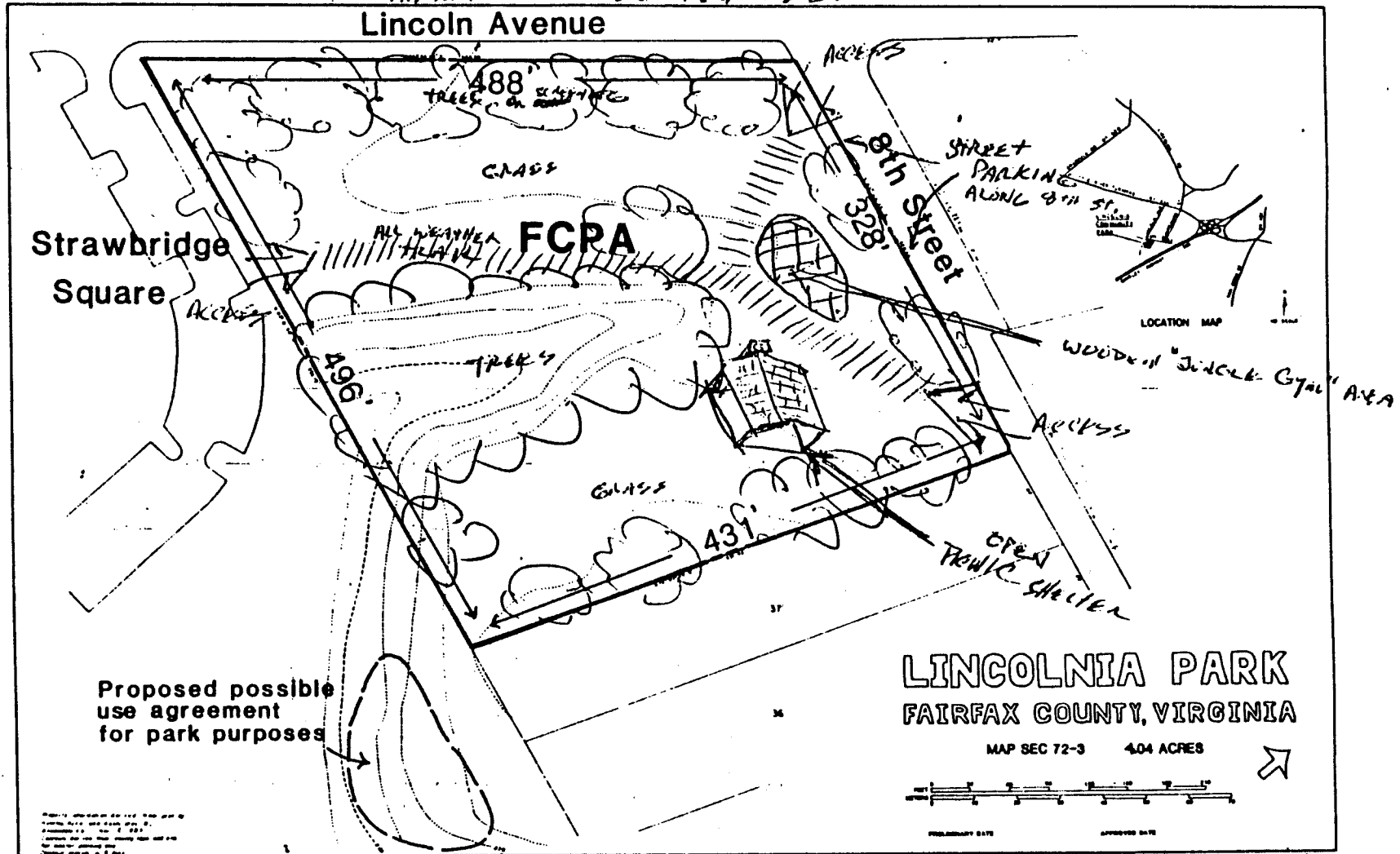
APPROVED DATE

PROPOSE PARK PLAN

— KENT S. BURNINGHAM
5005 LINCOLN AVE.

71-1-1

- ① IF REASONABLE, A NATURE TRAIL THROUGH THE TREE AREA ("SWALE").
- ② NO ACCESS OR PARKING ON LINCOLN.
- ③ IF THE EXISTING STRUCTURE IS SUITABLE AND FITS WITH YOUR OVERALL PLANS, USE IT FOR AN INTERPRETIVE PROGRAM ACTIVITY CENTER. IF USED THEN ADDITIONAL PARKING WILL BE REQUIRED.



(Received following forum)

Fairfax County Park Authority

4030 Hummer Road • Annandale, VA 22003 • (703) 941-5000



1983 NATIONAL GOLD MEDAL AWARD
1984 NACPRO ORGANIZATIONAL AWARD



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

Director
Joseph P. Downs
Assistant Directors
Louis A. Cable
James A. Heberlein

March 12, 1985

Ms. Ellen Lazar
Staff Council
National Corporation for Housing Partnerships
1133 Fifteenth Street, N. W.
Washington, D.C. 20005

Dear Ms. Lazar:

Subject: Lincolnia Park
Adjacent to Strawbridge Square

Thank you for your support of the Fairfax County Park Authority's project to develop Lincolnia Park and the possible use and maintenance agreement on a portion of Strawbridge Square property. The Park Authority is pleased that you feel this area of your development can be used as an 'open space' extension of the Park.

It appears that the key to this Agreement is the review and approval by the Department of Housing and Urban Development (HUD) and the Lender. The Park Authority staff are looking forward to working with you on this matter so it can be taken through the review and approval procedure. To that end, we will be pleased to review the use and maintenance agreement you have agreed to draft.

The approval of the Master Plan for this Park is expected this summer. I will be pleased to submit the Plan to you when adopted. I will also send the Preliminary Plan when available.

For your information, I have attached a Use Agreement that we use for School Board property. As you can see, it is very basic but covers the responsibilities.

If there are any questions, please give me a call. I look forward to working with you and Virginia Peters in this matter.

Sincerely,

A handwritten signature of Richard W. Jones.

Richard W. Jones, Superintendent
Division of Land Acquisition & Planning

CC; Alan E. Mayer, FCPA Representative (Mason District)
Virginia Peters - Wesley Housing Development Corporation
FCPA: Cable - Downs - ~~Lederer~~ - Heberlein

RWJ/rmk

National Corporation for Housing Partnerships

February 14, 1985



Mr. Richard W. Jones
Superintendent of Land Acquisition
Fairfax County Park Authority
4030 Hummer Road
Annandale, VA 22003

Re: Park adjacent to
Strawbridge Square

Dear Mr. Jones:

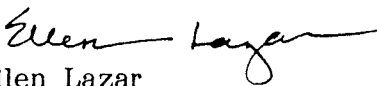
Please be advised that as the general partner of Strawbridge Square Associates the owner of Strawbridge Square project, we are enthusiastic about the proposed plans for a park adjacent to Strawbridge Square, to be known as Lincolnia Park. We are willing to lend our support to the park project and make Strawbridge Square land identified on the attached plat available for park use through a use and maintenance easement.

We have no objections or restrictions in reference to the use of land and will make every effort to cooperate with you. We, of course, would like to review the land use plan as it is developed by your staff and commented upon by citizens in the area through community forum and public hearings. While review and approval by the United States Department of Housing and Urban Development and the Lender of the easement will be necessary, we expect no problems because the Park will be an attractive physical asset to Strawbridge Square and will provide much needed recreational opportunities for the residents.

We look forward to working with you on this matter and will, with your approval, prepare the use and maintenance agreement for all parties to review.

Sincerely,

THE NATIONAL HOUSING PARTNERSHIP


Ellen Lazar
Staff Counsel

Attachment

cc: Virginia Peters
Bill Comings, Jr.
Ralph Kendall

EL:ml

UO P22+

Park Lincolnia # 004629 Date Prepared 9/84 Priority: Countywide AS 28
 District Rayon Master Planned No District AS 3
 Acquisition Design/Development X
 Prepared by & Division DP/Design

| PROJECT Multi-use court | 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. | 11. | 12. | 13. | 14. |
|--------------------------------------|---------------------|----------------------|----------|---------|---------|----------|------------|------------|----------|---------|---------|---------|---------|-----------------------|
| (1), trail (asphalt 150 LF) | Total Park Estimate | Increase/ (Decrease) | PRIOR | FY 1984 | CURRENT | FY 1985 | (DECREASE) | FY 1986 | REQUIRE | FY 1987 | FY 1988 | FY 1989 | FY 1990 | Future Build (Future) |
| | Current | Revised | Col. 2-3 | YEARS | ACTUAL | APPROVED | ESTIMATE | (Col. 7-8) | | | | | | Year(s) |
| 951 LAND ACQUISITION | 445,005 | 445,005 | | 15,000 | 430,005 | | | | | | | | | |
| BUILDINGS 96 | | | | | | | | | | | | | | |
| DESIGN ENGINEER - | | | | | | | | | | | | | | |
| 961 COUNTY | | | | | | | | | | | | | | |
| INSPECTIONS AND | | | | | | | | | | | | | | |
| 962 PLAN REVIEW | | | | | | | | | | | | | | |
| ENGINEERING | | | | | | | | | | | | | | |
| CONSTRUCTION | | | | | | | | | | | | | | |
| 963 & SURVEY - COUNTY | | | | | | | | | | | | | | |
| ENGINEERING CONSTR. | | | | | | | | | | | | | | |
| 964 SURVEY - COUNTY | | | | | | | | | | | | | | |
| CONSTRUCTION - | | | | | | | | | | | | | | |
| 965 COUNTY | | | | | | | | | | | | | | |
| CONSTRUCTION - | | | | | | | | | | | | | | |
| 966 OUTSIDE | | | | | | | | | | | | | | |
| UTILITY FEES, PAY- | | | | | | | | | | | | | | |
| 967 MENTS, & PERMITS | | | | | | | | | | | | | | |
| EQUIPMENT 60 | | | | | | | | | | | | | | |
| 651 FIXED EQUIPMENT | | | | | | | | | | | | | | |
| IMPROVEMENTS OTHER THAN BUILDINGS 97 | | | | | | | | | | | | | | |
| DESIGN/ENGINEER | | | | | | | | | | | | | | |
| 971 COUNTY | 581 | 581 | 1000 | 121 | 3691 | 91 | 1091 | 1000 | | | | | | 20,393 |
| INSPECTION & PLAN | | | | | | | | | | | | | | |
| 972 REVIEW | | | | | | | | | | | | | | 25,952 |
| ENGINEERING CONSTR. | | | | | | | | | | | | | | |
| 973 AND SURVEY - COUNTY | 4,484 | 4,484 | | | | | 4,484 | -0- | (4,484) | 4,484 | | | | 20,872 |
| OUTSIDE ARCHITECT | | | | | | | | | | | | | | |
| 974 & ENGINEERING | | | | | | | | | | | | | | 3,256 |
| 975 COUNTY CONSTRUCTION | | | | | | | | | | | | | | |
| 976 OUTSIDE CONSTR. | 21,854 | 21,854 | 49,000 | | | | 18,079 | -0- | (18,079) | 21,854 | | | | 203,931 |
| UTILITIES: FEES, | | | | | | | | | | | | | | |
| 977 PAYMENTS, PERMITS | | | | | | | | | | | | | | |
| TOTAL | 471,924 | 521,924 | 50,000 | 15,121 | 430,374 | 22,654 | 1091 | (21563) | 75338 | | | | | 274,404 |

Completion Schedule(s) Remarks: (By Quarter)

| | | | | | | | | | |
|---------------------|---------------------------|----|-------|------------------------|----|-------|--------------------|----|-------|
| Acquisition, Starts | -Pre Master Plan, Starts | 10 | FY 85 | -Detail Design, Starts | 10 | FY 86 | -Bid Advertisement | 40 | FY 86 |
| Acquisition, Final | -Pre Master Plan Hearing | 30 | FY 85 | -Detail Design, Final | 40 | FY 86 | -Contract Award | 10 | FY 87 |
| | -Pre Master Plan Adoption | 40 | FY 85 | | | | -Contract Final | 30 | FY 87 |

PROJECT DESCRIPTION/JUSTIFICATION/PHASING:

Location: 6295 8th Street
 Alexandria, Va
 Size: 4.0406 Acres
 Service Area: 3/4 Mile Radius
 Description: Development
 Completion: 1987
 Commitment: Bond Referendum 1977, 1982
 as Lincolnia South Area.

*As of Carryover
 Total Seven Year Estimate
 \$ 521,924
 (Acquisition \$ 445,005)
 (Development \$ 76,919)

This site is being master planned, the Forum was held June 28, 1984. Since the master plan process is in progress and the specific deficiencies are not refined the improvements to be considered for this future park may include: Detail Design: FY 86; Contract FY 87; Multi-use court (1) trail (asphalt, 150 LF); Detail plans and contract future years may include: Open play area (1 acre), trail (asphalt 850 LF), picnic area (1), picnic shelter (1), play apparatus area (1) and tot lot (1). The funds projected for improvements will initiate the planning process and will create seed money for planning, design, and development of phased improvements depending on the outcome of the master plan process. The project was selected by the Park Authority, based on the Park Advisory Committee activities, staff recommendations, and the citizen participation process.

Park Lincoln / 004629
District Mason

Form 1b (continued)

| | |
|---------------|------|
| Map Reference | 72-3 |
| Location | XX05 |

Date September 1984

| | |
|--------------------------------|--|
| New Operating Costs/Impact | |
| No. of Positions/Staff Years | |
| Personal Services | |
| Operating Expenses | |
| Capital Equipment | |
| Subtotal | |
| Income | |
| Net Operating Cost | |
| New Revenue Anticipated/Impact | |

| | <u>FY 1986</u> | <u>FY 1987</u> | <u>FY 1988</u> | <u>FY 1989</u> | <u>FY 1990</u> | <u>Future Year</u> | <u>Totals</u> |
|---|----------------|----------------|----------------|----------------|----------------|--------------------|---------------|
| 1 | 366 | 766 | 821 | 881 | | | 2,834 |
| 2 | 45 | 93 | 97 | 101 | | | 336 |
| 3 | 7 | 15 | 15 | 16 | | | 53 |
| 4 | 418 | 874 | 933 | 998 | | | 3,223 |
| 5 | -0- | -0- | -0- | -0- | | | -0- |
| 6 | 418 | 874 | 933 | 998 | | | 3,223 |

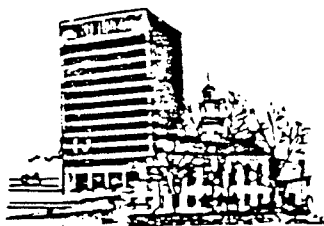
New Revenue Anticipated/Impact:

11

CAPITAL FUNDING SOURCE:

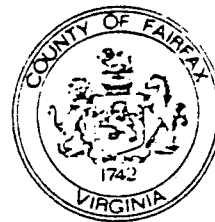
| | Revised Park Estimate | Prior Years | FY 1984 Actual | FY 1985 Estimate | Park Authority Request | FY 1987 | FY 1988 | FY 1989 | FY 1990 | Future Year(s) | Total |
|---|-----------------------------|----------------|-------------------|---------------------------|------------------------------|----------------------------|---------|---------|---------|-------------------|-----------|
| Park Authority Bond Sub Fund 451-1982 | \$200,000 | \$ | \$123,571 | 1091 \$91 | \$ | 75338 30,300 | \$ | \$ | \$ | \$ | \$200,000 |
| Park Authority Bond Sub Fund 464-1977 | \$321,924 | \$15,121 | \$306,803 | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$321,924 |
| Park Authority Trust Sub Funds Fund 950 | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ |
| | \$521,924 | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ |
| SUBTOTAL | \$521,924 | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ |
| Other Funds/ Grant Future Bond | \$274,404 | \$ | \$ | \$ | \$ | 75338 30,300 | \$ | \$ | \$ | \$274,404 | \$274,404 |
| TOTAL | \$796,328 | \$15,121 | \$430,374 | 1091 30,300 | \$ | \$ | \$ | \$ | \$ | \$274,404 | \$796,328 |

1940-1941



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

ONE UNIVERSITY PLAZA
FAIRFAX, VIRGINIA 22030



DEPARTMENT OF
HOUSING & COMMUNITY DEVELOPMENT

WALTER D. WEBDALE
DIRECTOR
(703)691-2914

FAIRFAX COUNTY
REDEVELOPMENT & HOUSING AUTHORITY
OR
UNDERSIGNED ENTITY

1130; 1162.113; 3553C

Dear Community Development Block Grant Participant :

On April 23, 1984, the Fairfax County Board of Supervisors adopted a final Community Development Block Grant (CDBG) Statement of Objectives and Use of Funds for Program Year X. Approved Year X projects and funding levels are as follows:

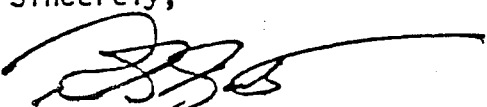
| | |
|--|-----------|
| Herndon Community Center Addition | \$ 55,000 |
| Herndon Harbour Housing, Inc. | \$ 12,000 |
| Elderly Housing Development | |
| City of Falls Church Operation Match | \$ 15,000 |
| City of Fairfax Providence Park | \$ 15,000 |
| Access Improvements | |
| Clifton Sidewalk Installation | \$ 22,000 |
| Reston Interfaith Housing Corporation | \$100,000 |
| Housing Development | |
| Reston Recreation Program | \$ 15,000 |
| Pimmit Hills Sidewalk Installation | \$ 15,000 |
| ECHO, Inc. Permanent Office Construction | \$ 40,000 |
| Shelter House, Inc. | \$ 65,000 |
| Central Fairfax Services Group Home | \$ 70,000 |
| Hispanos Unidos Acquisition | \$ 25,000 |
| Lincolnia South Park Development | \$ 25,000 |
| Woodley-Nightingale Loan Payment | \$816,855 |
| Woodley-Nightingale Relocation | \$353,000 |
| Huntington Storm Drainage Improvements | \$350,000 |
| James Lee Road Improvements | \$150,000 |
| Lincoln-Lewis-Vannoy Tap Fees | \$150,000 |
| Northern Virginia Family Services | \$ 26,000 |
| Housing Specialist | |
| Catholics for Housing, Inc. Administration | \$ 8,000 |

| | |
|-------------------------------|-----------|
| RPJ Housing Development | \$ 8,000 |
| Corporation Administration | |
| Wesley Housing Development | \$ 70,000 |
| Corporation Administration | |
| DCA Housing Counseling | \$ 85,000 |
| Senior Nutrition Program | \$ 70,700 |
| Department of Manpower | \$ 80,000 |
| Employment Services | |
| Home Improvement Loan Program | \$650,000 |
| Home Repair for the Elderly | \$150,000 |

The CDBG Statement has been submitted to Department of Housing and Urban Development (HUD) for final approval. It is anticipated that funding will be released by HUD by July 1, 1984.

If you have any questions concerning the CDBG program or the attached Year X CDBG Statement, please contact me or Susan Kincannon at 691-3014.

Sincerely,



Robert C. Counts, Director
Community Development Division

RCC:SK:vb

Attachment



Fairfax County Park Authority

MEMORANDUM

To File

Date March 21, 1985

DP From Daryl DePrenger

Subject Lincolnia - Master Plan - Office of Transportation

The preliminary Master Plan stake-out plan for Lincolnia Park was delivered to the Office of Transportation and I met with Michelle LaViolette on March 15, 1985. She reviewed the plan and offered the following comments:

1. No additional traffic generated - poses no problems on 8th Street.
2. Tennis courts may require parking. Check with Fairfax County Zoning Ordinance Parking Standards, Reference Sect. 11-104, Paragraph 18.
3. There are no plans to improve 8th Street adjacent to the park.

Traffic Counts:*

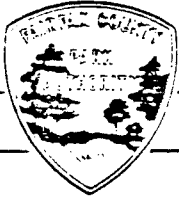
Vehicles per day

| | | |
|-------------------------|------|---|
| 8th Street | 896 | from Lincoln Ave. (RT 868) to .16 mile W of 868 |
| Lincoln Avenue (RT 868) | 1290 | from 7th St (RT 869) to 8th St. (RT 2242) |

*From Virginia Dept. of Highways and Transportation, Fairfax County secondary traffic tabulation, counts taken March-November 1983.

DP/jpb

cc: Don Lederer



Fairfax County Park Authority

MEMORANDUM

To FILE

Date March 20, 1985

From ☒ DARYL DEPRENGER

Subject LINCOLNIA - MASTER PLAN

In a telephone conversation with Ralph Wilks, Public Works, on February 15, 1985, regarding 8th Street adjacent to the park the following was revealed:

1. Public Works is maintaining this portion of the street.
2. There are no plans for improvements.
3. Improvements would probably be by developer(s) if and when nearby parcels are developed (to the east of the park).
4. Asked that we contact Maintenance and Construction of Public Works with any details for a frontage barrier in the park.

DP/jpb.

cc: Mr. Lederer/Mr. Hoppe