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FAIRFAX COUNTY PARK AUTHORITY  
MIDDLE RIDGE COMMUNITY PARK  
PRELIMINARY MASTER PLAN REPORT

March 20, 1979

MIDDLE RIDGE COMMUNITY PARK  
PRELIMINARY MASTER PLAN REPORT

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
1. Location . . . . .	1
2. Site Description . . . . .	1
3. Comprehensive Plan Recommendations . . . . .	1
Regional and Service Area Map . . . . .	2
Location Map . . . . .	3
Comprehensive Plan Map . . . . .	4
4. Demographics . . . . .	5
5. Public Facilities . . . . .	5
6. Recreational Facilities Inventory . . . . .	5
7. Access . . . . .	5
8. Historical . . . . .	6
9. Trails . . . . .	6
10. Development Preference Survey . . . . .	6
11. Zoning . . . . .	7
12. Funding . . . . .	7
13. Site Analysis . . . . .	7
14. Plan Description . . . . .	7
Zoning Map . . . . .	8
Soils Map . . . . .	9
Slopes Map . . . . .	10
Preliminary Master Plan . . . . .	11
15. User Levels . . . . .	12
16. Development Cost Estimate . . . . .	12
17. Maintenance Costs . . . . .	13
18. Phasing . . . . .	13

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1. LOCATION

Middle Ridge Park is located in the Annandale Magisterial District (tax map 68-3). The park is at the dead end of Governor Yeardly Drive and is surrounded by the Middle Ridge Subdivision on the north, east and south, and undeveloped land in the west. Part of the eastern border is adjacent to Board of Supervisors land. (See regional and service area map.) (See Location Map.)

2. SITE DESCRIPTION

The park is approximately 5.4 acres in size. It is almost completely covered with immature hardwoods. At present, there is no vehicular access or development on site. The land has moderately steep to steep slopes in the western and southern sectors to flat, low lying areas in the central and northern portions. Two unnamed streams traverse the site, one flowing south to north in the eastern sector; the other flows west to east through the southern and central sectors. There are areas of locally good drainage, but much of the central portion of the site is in the flood plain (see slope map).

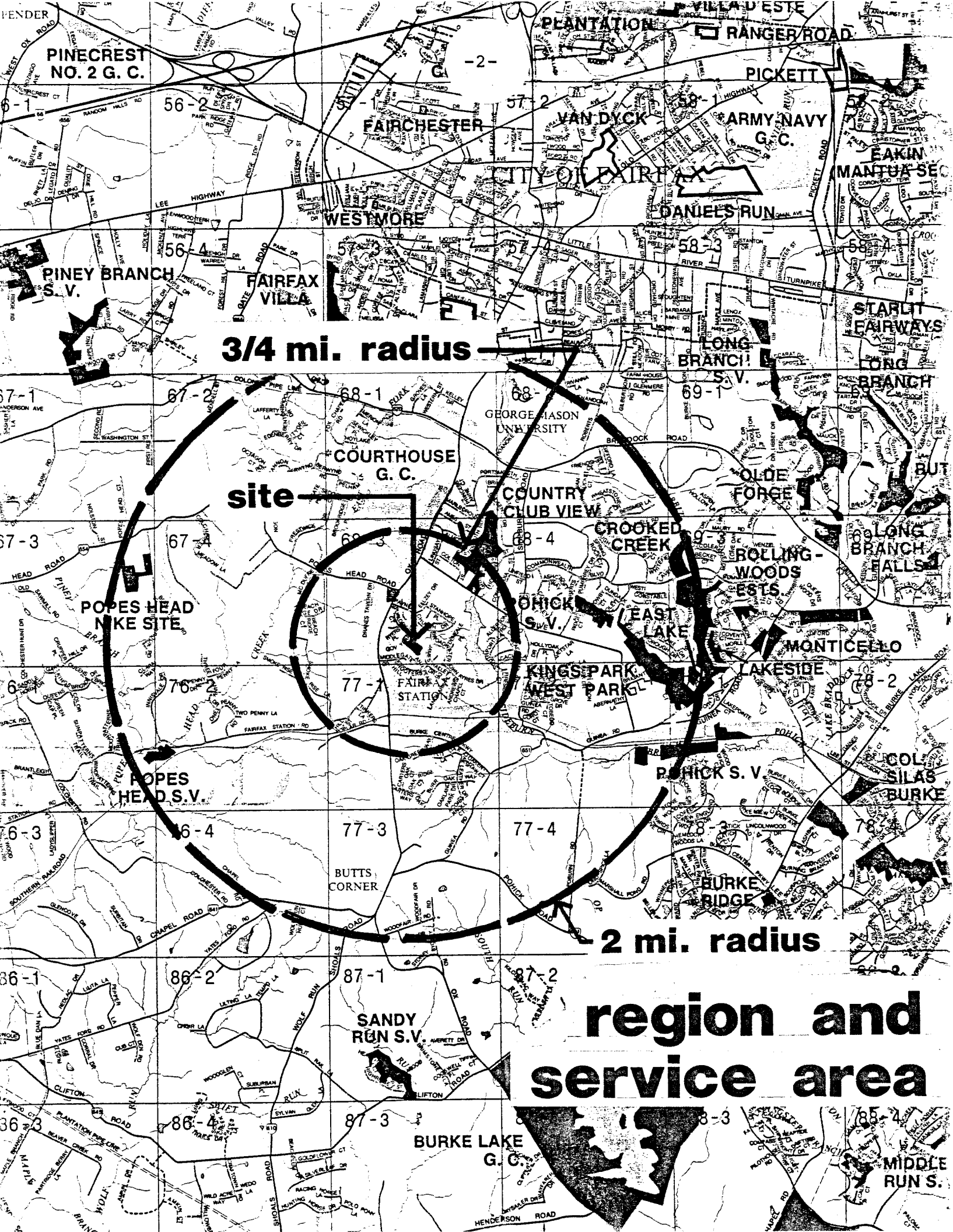
3. COMPREHENSIVE PLAN RECOMMENDATIONS

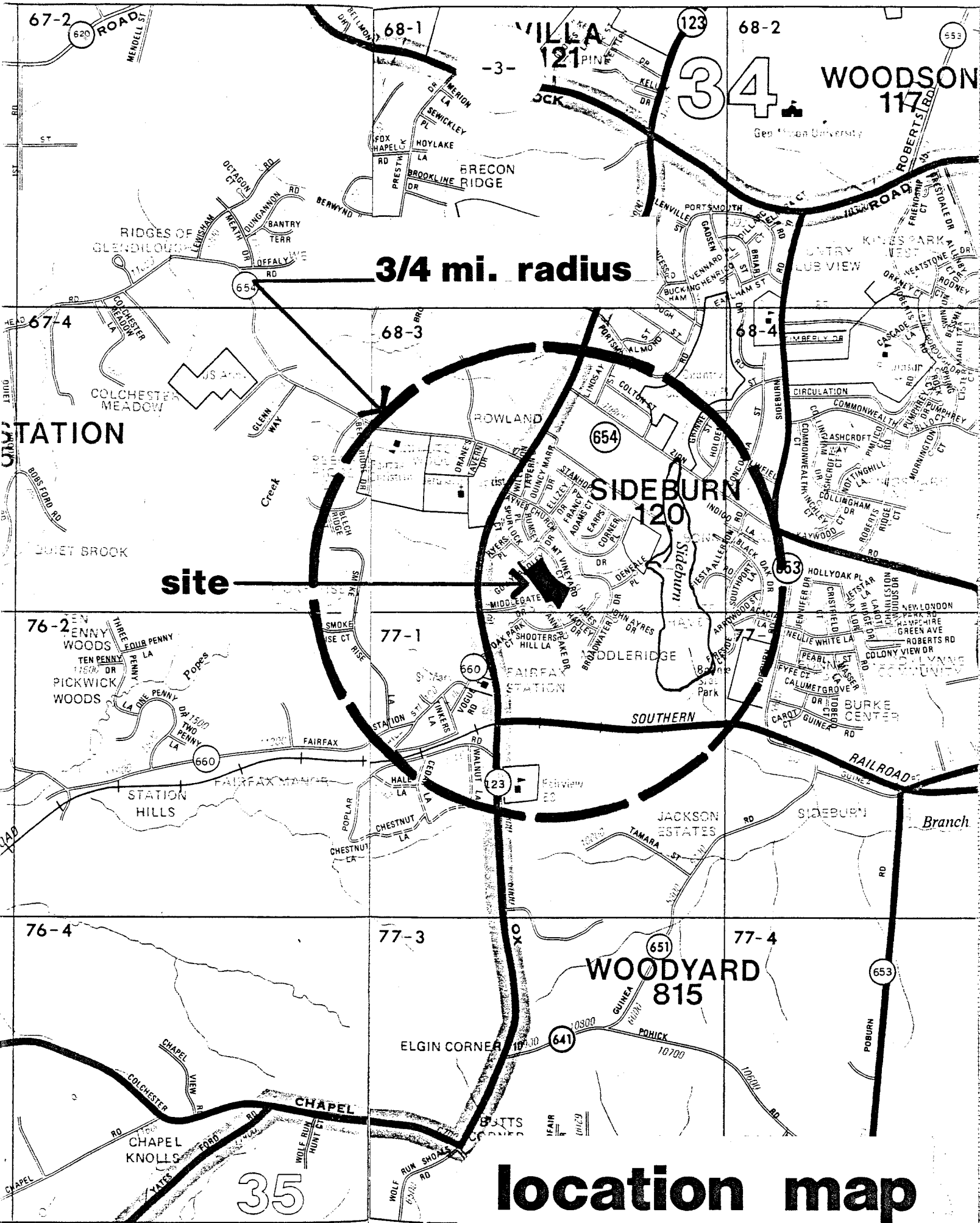
Middle Ridge Community Park is located in the Pohick Planning District within Area III (see p. 262 Fairfax County Virginia Plan). More specifically, it is in the western most portion of the Main Branch Community Planning Sector (sector P-2). (See Comprehensive Plan Map.)

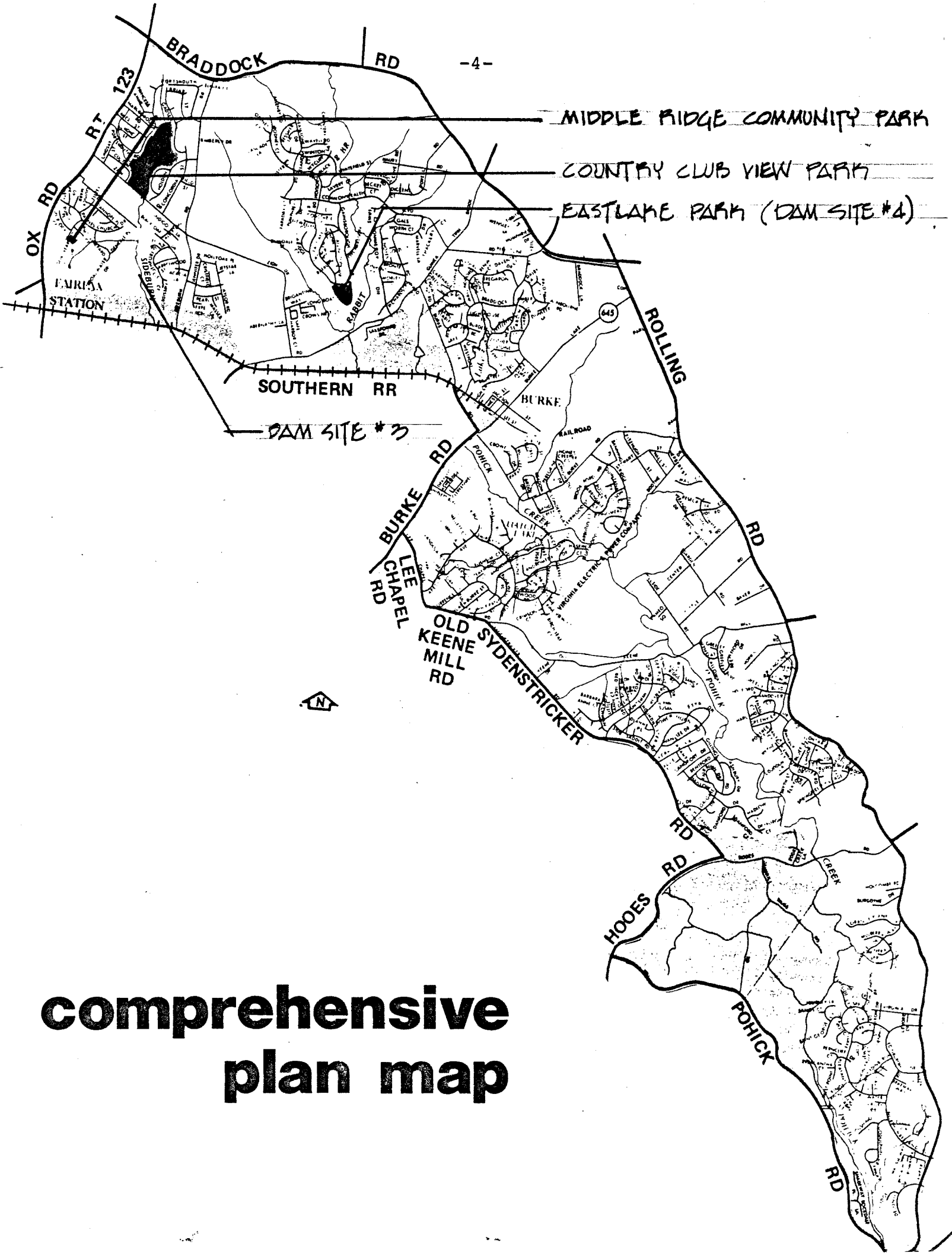
The population in the planning sector is 27,900. The area around the park is continuing to grow, which will reduce the effectiveness of already deficient parkland.

The Comprehensive Plan further recommends:

- a. Acquire community parks from new residential developments.
- b. Focus park development attention on facilities for young children particularly in parks closely surrounded by homes, and provision of similar facilities (including private) in new subdivisions.
- c. Improved access should be made to parks in this sector, particularly pedestrian access.
- d. Acquire, primarily by dedication, portions of the Pohick Creek and Sideburn Branch to southern boundary of the







planning district. This will help preserve open space and areas with ecological significance.

4. DEMOGRAPHICS

Area III consists of the Upper Potomac, Bull Run and Pohick planning districts. For the last several years, the pressures of Washington's suburban sprawl have greatly influenced the growth of this area. An indication of this is the fact that the population doubled between 1970 and 1975 to some 106,000. It is probable that it will double again by 1985. The area around the park continues to grow from its 1977 level of 27,900.

5. PUBLIC FACILITIES

Utilities available to the park include: sewer, water, electricity and gas. Only electricity is considered important to the park's development.

6. RECREATIONAL FACILITIES INVENTORY

Country Club View is the only park within the 3/4 mile service area of the park. Facilities available there are: two tennis courts, one multi-use court, play apparatus area, biking trails, and parking facility.

The 44 acre Dam Site #3, which is less than 1/2 mile away, is being constructed as a part of the PL 566 program. The Board of Supervisors land adjacent to the park site was acquired as a part of the Dam Site #3 project.

Eastlake Park (Dam Site #4) is approximately two miles away and will provide water based recreation such as boating and fishing when development is complete.

Fairfax Country Club and Golf Course, which is a private facility, is also within the 3/4 mile service area.

The only school facilities available within the service area are at Fairview Elementary School. Available there are: one apparatus area, one baseball field, one basketball court, and one soccer field. There is also an undeveloped school site at Sideburn and Zion Drive. Officially, it is known as Whitehaven School Site and the existing building is rented as a private residence.

7. ACCESS

Access to the park is pedestrian via existing trails through the stream valley and from the dead end of Gov. Yearly Drive. Vehicular access should be considered.

8. HISTORICAL

There is nothing of historical significance to be found within the confines of the park.

9. TRAILS

The County Wide Trail Plan shows no trails that will affect access to the park. The nearest trail is proposed along Rte. 123.

10. DEVELOPMENT PREFERENCE SURVEY

A questionnaire was developed and distributed by staff with the help of the area civic associations. Only two civic associations are in the area. They are: Middle Ridge and Bonnie Brae. A total of 700 questionnaires were distributed (400 to Middle Ridge and 300 to Bonnie Brae). Of the 700 distributed, 197 were returned, representing 28.14% of those distributed. All of the returned questionnaires were from the Middle Ridge Subdivision or 49.25% of those distributed to the Subdivision.

Household breakdown of respondents is as follows:

Age

0-5 - 71 (9.23%)  
6-12 - 152 (19.77%)  
13-20 - 135 (17.56%)  
21-45 - 336 (43.69%)  
46-60 - 66 (8.58%)  
60+ - 9 (1.17%)

Household Composition

197 households  
3.9 persons per household  
769 persons represented by the returned questionnaires.

Question No. 3 Responses

No development - 12 = 6.1%  
Minimal development - 4 = 2.03%  
Development - 181 = 91.87%

Preferences

<u>Activity</u>	<u>Points</u>
Tennis	1214
Basketball	996
Open Play	978



Hiking	860
Play Apparatus	801
Nature Area	713
Picnic	618
Tot Lot	588
Nature Trail	565
Horseshoe	244
Pool	69
Soccer	53
Handball	14
Jogging Trail	14
Skateboard	4
Skating Rink	1

11. ZONING

Zoning for the park and surrounding area is R-3 (as of Aug. 1, 1978) except for property along the southern border where zoning is S-1. (See map.)

12. FUNDING

When Park Authority took title to the property from the ~~civic association~~, the civic assoc. also donated \$5,000 toward its development. In July 1978, the FCPA allotted an additional \$35,000 for master planning and development. *Bd. Super.*

13. SITE ANALYSIS

The site is approximately 5.4 acres in size and has slopes ranging from less than 2% to more than 40%. Two soil types can be found, they are: Glenelg Silt Loam (55) and Mixed Alluvial (1). The Glenelg soils are well drained, formed from schist rock and are fair to good for pavement stability. The mixed Alluvial soils are the result of erosion from steeper slopes. Since they are generally deposited along stream beds, they are rather poorly drained. These soils are subject to frequent flooding, and therefore, are not generally suitable for structured recreational facilities (see soils map).

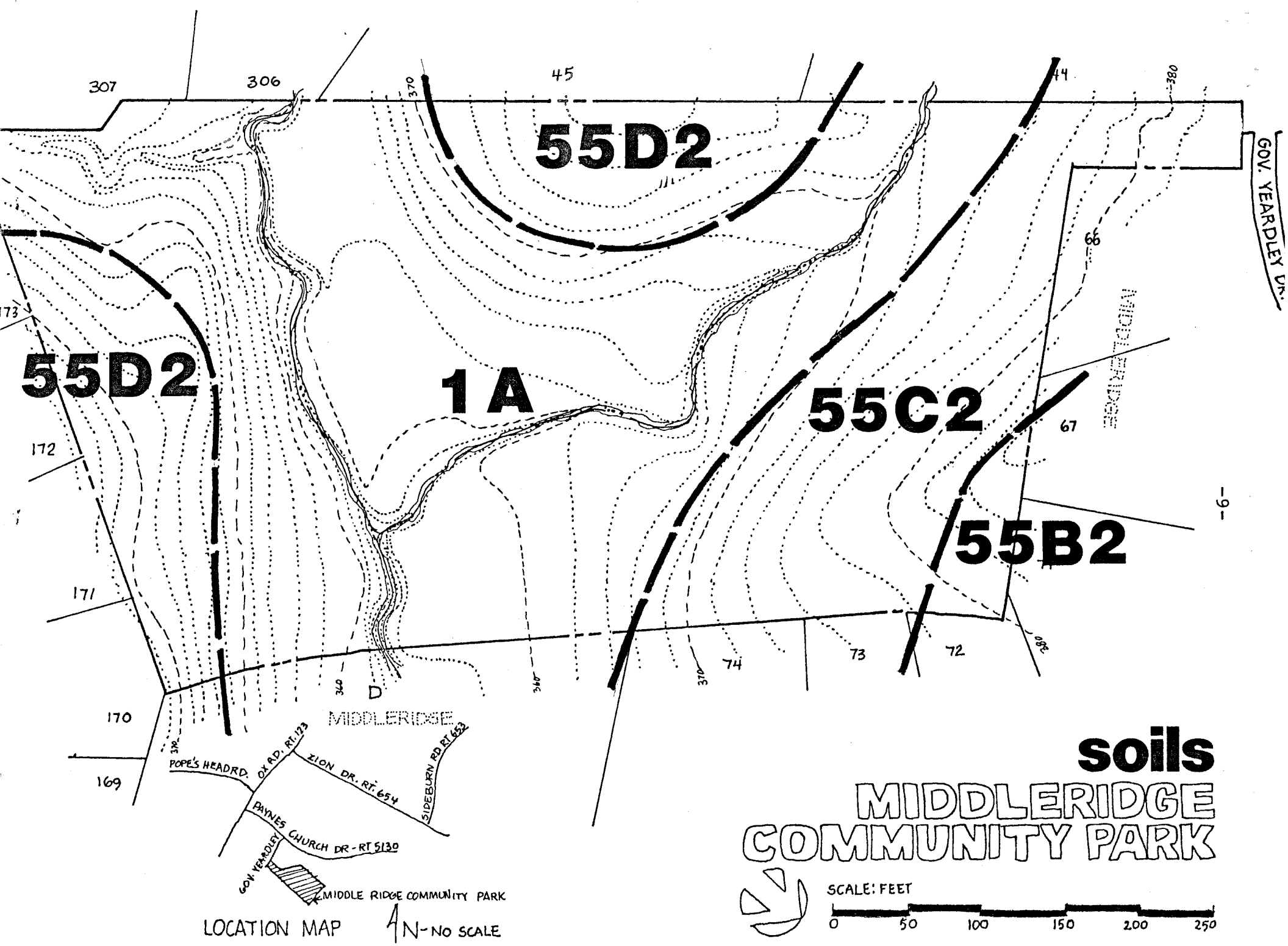
There are two permanent streams as shown on the map. These intersect and flow into the Sideburn Branch, which feeds the Pohick Creek (see slope map).

The park is almost completely wooded with immature hardwood stands.

14. PLAN DESCRIPTION (See preliminary master plan)

The park can be entered from Governor Yearly Drive by either pedestrian or automobile. Just north of the parking area are two lighted tennis courts. East of the parking area are play





**55D2**

**55D2**

**1A**

**55C2**

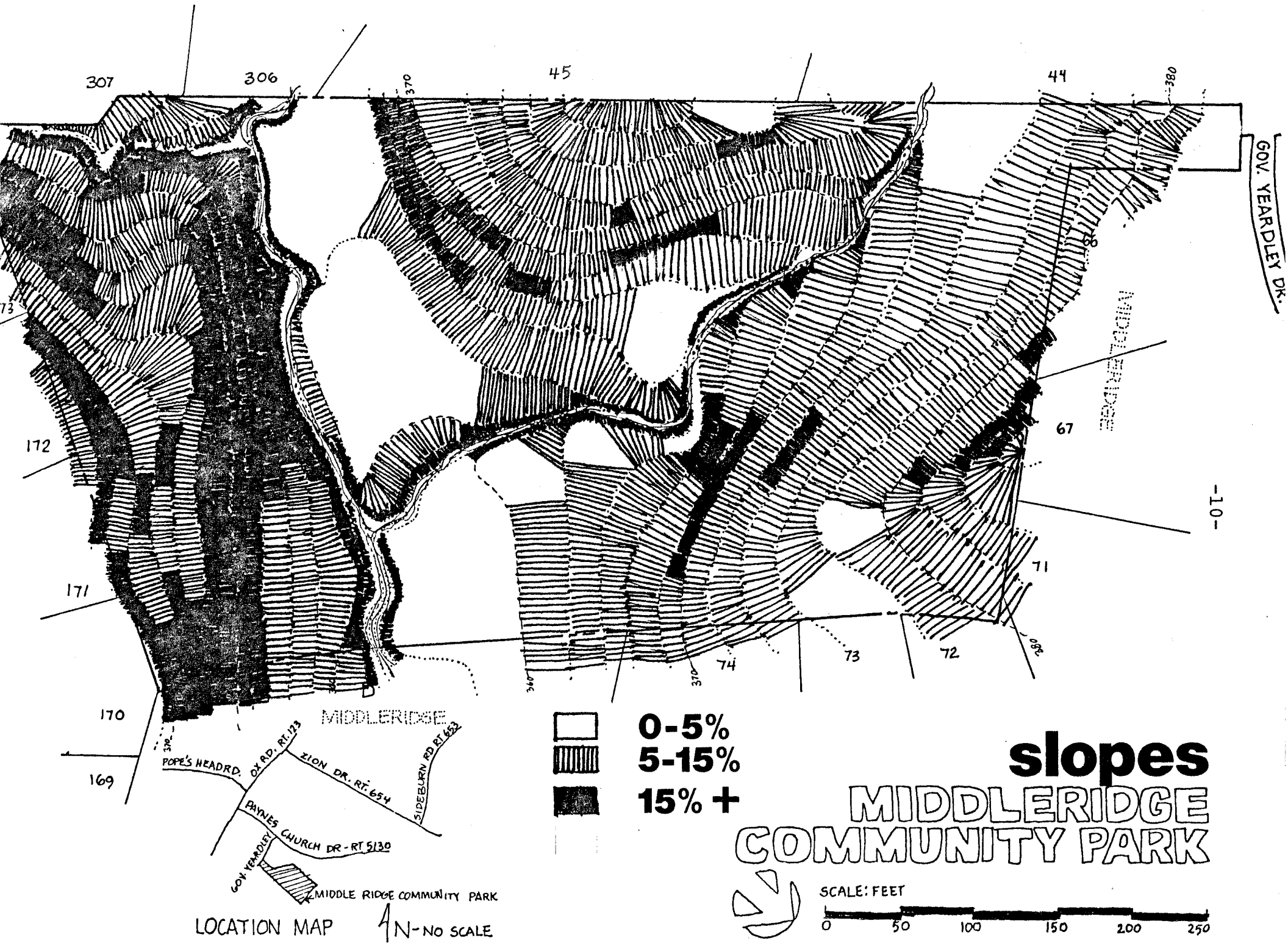
**55B2**

**soils**

**MIDDLERIDGE  
COMMUNITY PARK**

LOCATION MAP N-NO SCALE

SCALE: FEET  
0 50 100 150 200 250



**0-5%**  
**5-15%**  
**15% +**

# slopes

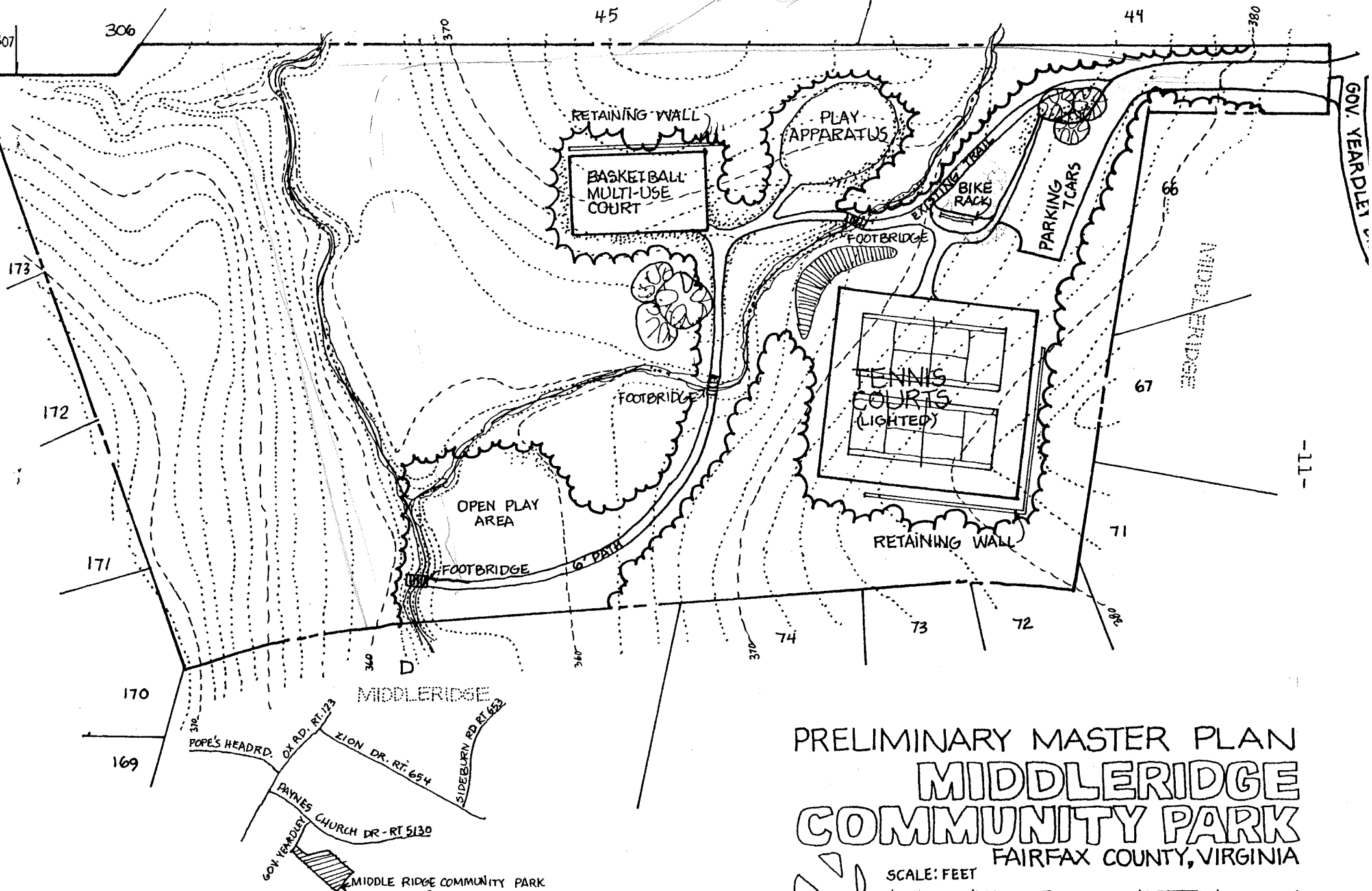
## MIDDLERIDGE COMMUNITY PARK

SCALE: FEET



LOCATION MAP

N-NO SCALE



# PRELIMINARY MASTER PLAN **MIDDLERIDGE COMMUNITY PARK** FAIRFAX COUNTY, VIRGINIA



SCALE: FEET



LOCATION MAP



N-NO SCALE TAX MAP SEC. 68-3 / MARCH 1979

apparatus and multi-use court. An open play area is shown north of the intersecting streams. The entire area is served by 6' wide trails, and several footbridges are used to ford the streams. Bicycle parking is available adjacent to the parking area. Retaining walls are used on the uphill sides of the tennis and multi-use courts to reduce cut and removal of existing buffer of plant materials.

15. 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.

The estimation of the number of activity days of park use (where a user day is one person taking part in one activity on a particular day; peak time is assumed to be a summer day at 2:00 p.m.) is purely an assumption (see chart below).

<u>Activity</u>	<u>No. of User Days/Year</u>
Tennis courts (2)	8,000
Multi-use court	2,700
Total potential use	<u>10,700</u>

The play apparatus area and trails were not evaluated due to the sporadic use patterns and inability to determine use frequency.

Tennis court use: Based on 20 players per court per day for a 200 day season. Due to tennis court lighting, the use level is higher than reported in the Tennis Court User Survey prepared for FCPA in 1976.

$$20 \text{ players} \times 200 \text{ days} \times 2 \text{ courts} = 8,000$$

Multi-use court use: One basketball court for unorganized play; 270 day season, 10 persons per day.

$$10 \times 270 = 2,700$$

16. DEVELOPMENT COST ESTIMATE

a.	Tennis courts (2) LS	\$40,000	
	Lighting LS	\$25,000	
	Retaining wall LS	<u>\$30,000</u>	\$ 95,000
b.	Multi-use court LS	\$12,000	
	Retaining wall LS	<u>\$10,000</u>	\$ 22,000

c.	Play apparatus area LS		\$ 12,000
d.	Open play area (1 ac. <u>+</u> ) LS		\$ 4,500
e.	Parking area, entrance road and bike parking LS		\$ 12,000
f.	Trails (1,000 LF) @\$10/LF	\$10,000	
	Bridges (3) LS	<u>\$ 6,000</u>	
			<u>\$ 16,000</u>
g.	Landscaping (incl. seeding and sodding) LS		<u>\$ 15,000</u>
	Grand Subtotal		\$176,500
	20% Contingency		<u>\$ 35,300</u>
	Grand Total		\$211,800

17. MAINTENANCE COSTS

The maintenance cost estimates are provided from The Productivity Report - Cost Work Guidelines for Park Maintenance and Preparation - Oct. 1975, revised June 1977.

a.	Tennis courts (incl. lighting)	\$1,900
b.	Multi-use courts	\$ 373
c.	Play apparatus area	\$1,282
d.	Open play	\$ 400
e.	Trails	\$ 326
f.	Parking	<u>\$ 80</u>
	Total	\$4,361

18. PHASING

The following phasing should be considered; it is suggested that park development be completed in successive phases. Phase I should call for the development of tennis courts, play apparatus, trails, multi-use court and associated landscaping. Phase II should be: open play, finish landscaping and parking area.

Additional funds will be necessary to accomplish this program.

