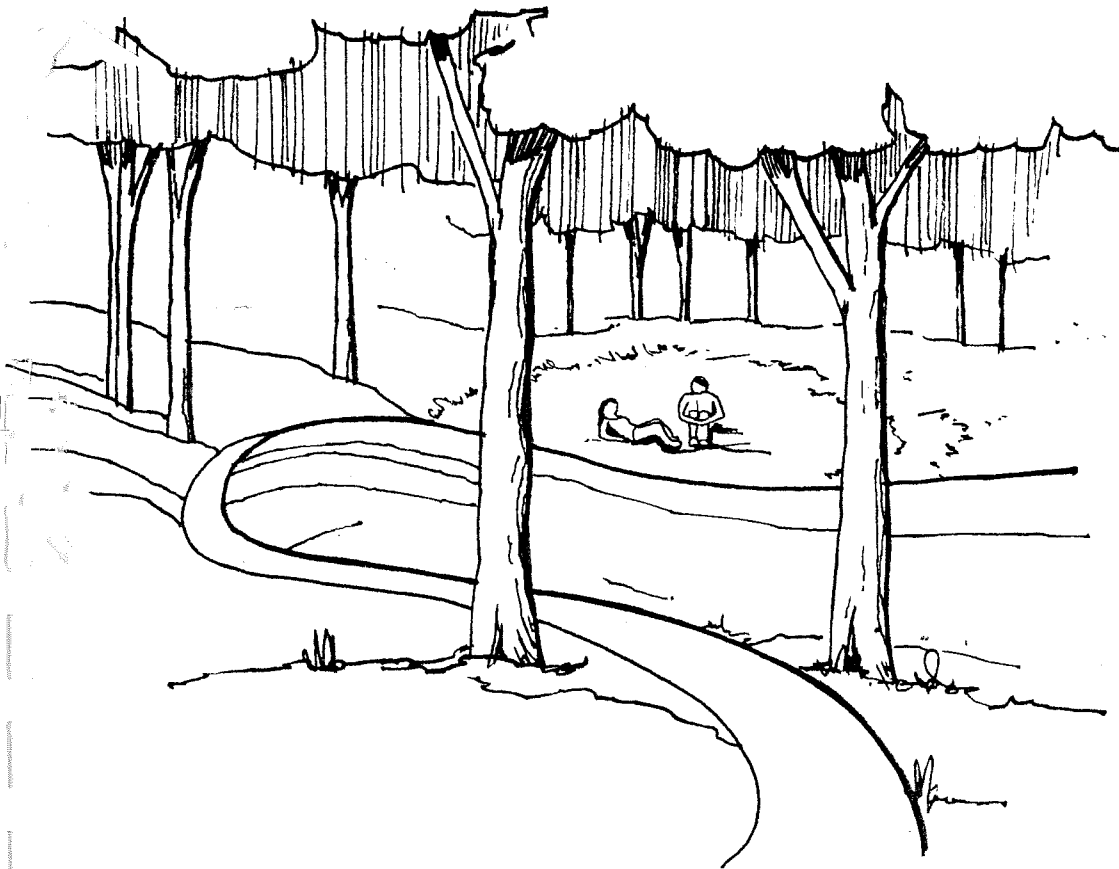


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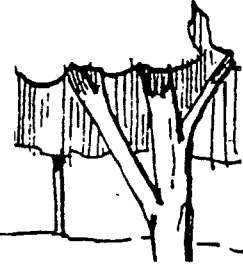
# MOSBY WOODS PARK

## Master Plan Report



# Master Plan Report of Mosby Woods Park

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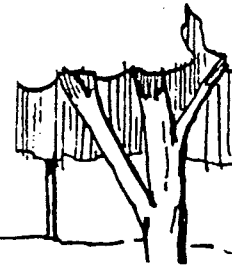
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MAY 1985

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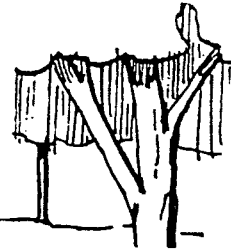
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# Introduction

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## A. OBJECTIVES

The purpose of this report is to provide background information and to explain the methodology used in the preparation of the master plan for Mosby Woods Park. It has been prepared to supplement the graphic master plan and to provide a ready source of information for future design and development plans. The primary objectives of this study are:

- o To provide a park environment which addresses the needs of the surrounding community.
- o To provide a park environment within the constraints of the site's natural features.
- o To provide a park environment within a framework which protects the health, safety and general welfare of the public.

It is with these basic premises that the Fairfax County Park Authority has researched and prepared this preliminary master plan for Mosby Woods Park.

## B. MASTER PLAN DEFINITION

Master planning is the process of arranging man-made and natural objects on the land so as to create an orderly and functional park. A master plan is a guide and can be changed. Master plans are made for each park before any improvement is done. Implementation of the master plan may take place over an extended period of time (five, ten, fifteen, or more years). Improvements will be phased according to the size of the park, facilities and available funding.

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

## C. 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/passive park, stream valley park, and historical park. However, this list is not restrictive since citizen needs, both present and future, may require acquisition of a combination of park types or ones that differ from all the categories listed above. All of these park categories 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.

D. NATURAL AND PASSIVE PARK DEFINITION

Mosby Woods Park is classified a natural and passive park. It is designated as such due to the community's desire for an undeveloped open space area. Facility development is kept to a minimum in such parks although natural trails, shelters, trash receptacles and parking are some times included where appropriate.

E. THE PLANNING PROCESS

The process utilized to prepare this master plan for Mosby Woods Park may be simplified as follows:

- o Systematic research and analysis of the many on-site and off-site factors influencing this park site.
- o Solicitation and evaluation of citizen and other county agency's recommendations for park development.

- Formulation of a number of concept plans proposing a variety of development alternatives.
- Selection of one concept plan deemed to be the best overall guide for future development'. It is this one plan which is presented for public review and comment as the preliminary master plan for Mosby Woods Park.
- Modify the preliminary plan if necessary to produce the adopted master plan.

In order to explore the community's needs and priorities regarding the Fairfax County Park Authority park sites, various methods of obtaining information and ideas from local residents have been utilized in the formulation of the planning process currently employed by the Fairfax County Park Authority. Typically, all residents living within approximately a 3/4 mile radius of the park being master planned are invited to participate in a community forum usually held at a neighborhood elementary school.

At the forum, information is presented to the participants about the park, the master planning process and the sequence of events that could eventually lead to a fully developed park. Area residents are then given the opportunity to express their opinions and preferences regarding the future of the park.

The Park Authority had previously initiated the master plan process for Villa D'Este Park, another local park site generally very similar to Mosby Woods. Villa D'Este Park is located on 3120 Northwood Road, approximately 1/4 mile southwest of Mosby Woods. A community forum was held in the Mosby Woods Elementary School on June 10, 1982 to obtain the ideas and preferences of the area residents concerning the development of Villa D'Este Park.

As a result of the very close proximity and the similar natural features of the two park sites, the Park Authority decided to incorporate the master plan for Mosby Woods Park into the process previously initiated for Villa D'Este Park in an effort to maximize planning efficiency.

The area where most of the actual projected users of the two park sites (Mosby Woods Park and Villa D'Este Park) reside, known as the primary service area, are identical. The same heavily trafficked roads bound the area, and thus restrict the normal 3/4 mile primary service radius for the two parks. It was thus assumed that because the primary service area for the two parks is the same, the input we received from the Villa D'Este Park forum would also be valid for use in the planning of Mosby Woods Park.



F. LOCATION AND DESCRIPTION (Figure 1)

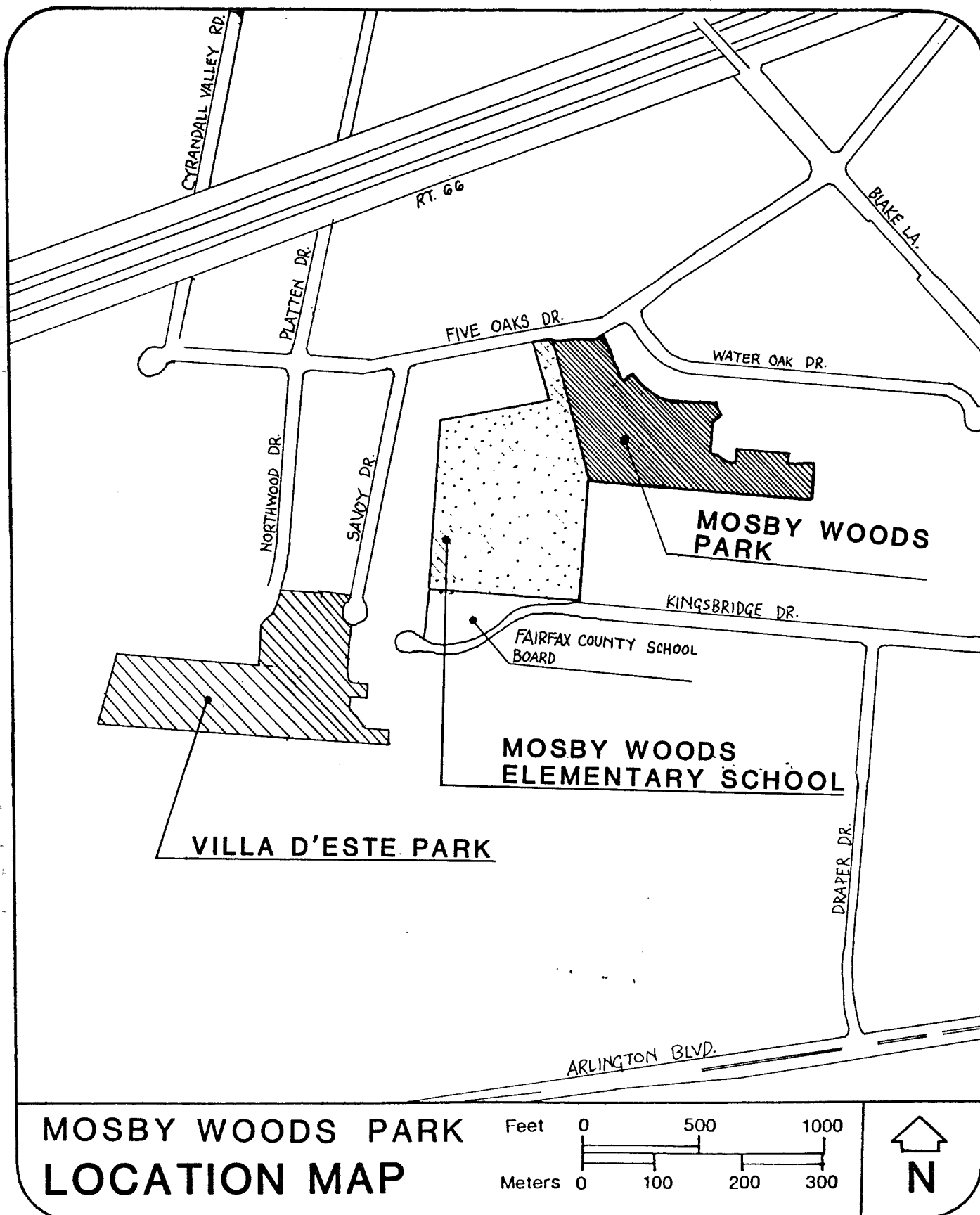
Mosby Woods Park is located in the Providence Supervisory District [map 48-3 ((1)) 17B and 48-3 ((34)) A] at 9813 Five Oaks Road, Fairfax. It is approximately 1/4 mile southwest of the intersection of Five Oaks Road and Blake Lane, directly adjacent to the Mosby Woods Elementary School. The park is bordered by the school on the west, Five Oaks Road and the Five Oaks Place single family subdivision to the north and east, and the Hawthorne Village Condominium complex on the south. The park includes 7.1126 acres, and thus is within the size range typical for a community park.

G. ACQUISITION

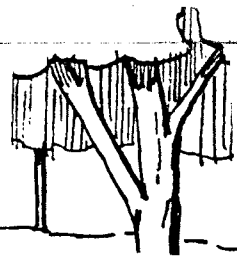
The park was acquired through three separate transactions beginning in January of 1964 with the purchase of 1.9453 acres from Mr. and Mrs. George W. Blathner. An additional 1.4675 acres were added in June 1967 as a result of a land swap negotiated with the Fairfax County School Board. The remaining 3.6998 acres were dedicated in March 1977 by the developer of the Five Oaks Place Subdivision for a total of 7.1126 acres.

H. FUNDING AVAILABLE

A total of \$7,637 will be available in FY 86-87 for the planning and development of Mosby Woods Park. These funds were approved as a result of the 1977 Park Bond Referendum. No additional funds are currently projected to be made available for this park throughout the current bond cycle which ends in fiscal year 1989. As a result of the public hearing, these funds will be used for development of other parks in Providence District.



# Site Analysis



## A. OFF-SITE FACTORS

### 1. Service Area (Figure 6)

In formulating a program for a park's development, the Fairfax County Park Authority evaluates the availability of public recreational facilities generally located within two concentric service areas surrounding the park. These areas are referred to as the primary service area and the secondary service area.

The primary service area is the general area where most of the parks expected frequent users live. The radial distance typically used for a community park is 3/4 of a mile, the average distance which is considered convenient for a pedestrian or a bicyclist to reach the park. Most users will arrive by foot or bicycle although depending upon what facilities are developed and available parking some may arrive by automobile.

The primary service radius may be further defined by physical constraints or barriers such as highways or rivers which would prevent a person from conveniently and safely reaching the park. The presence of I-66 obviously prevents a potential park user living north of this highway from directly reaching Mosby Woods Park. It is certainly possible for a pedestrian or a cyclist to cross Routes 50 29-211 to reach the park from the south however, periodic crossings of this major highway are not recommended due to the very high volume of traffic. For the same reason, Blake Lane has been selected as the eastern boundary of the designated primary service area for Mosby Woods Park.

The secondary service area is used to further assess the area's recreation needs. The area is typically a 1-1/2 mile radius around the park. If a facility is adequately provided and available for primary service area users but deficient in the secondary area it might be appropriate to plan for its inclusion in the park.

### 2. Fairfax County Comprehensive Plan

Mosby Woods Park is located within the Mosby Woods Community Planning Sector F3. The Parks, Recreation and Open Space Section of this sector mentions the presence of three community parks. When these three parks are considered in conjunction with the larger and intensively developed Nottoway and Oak Marr

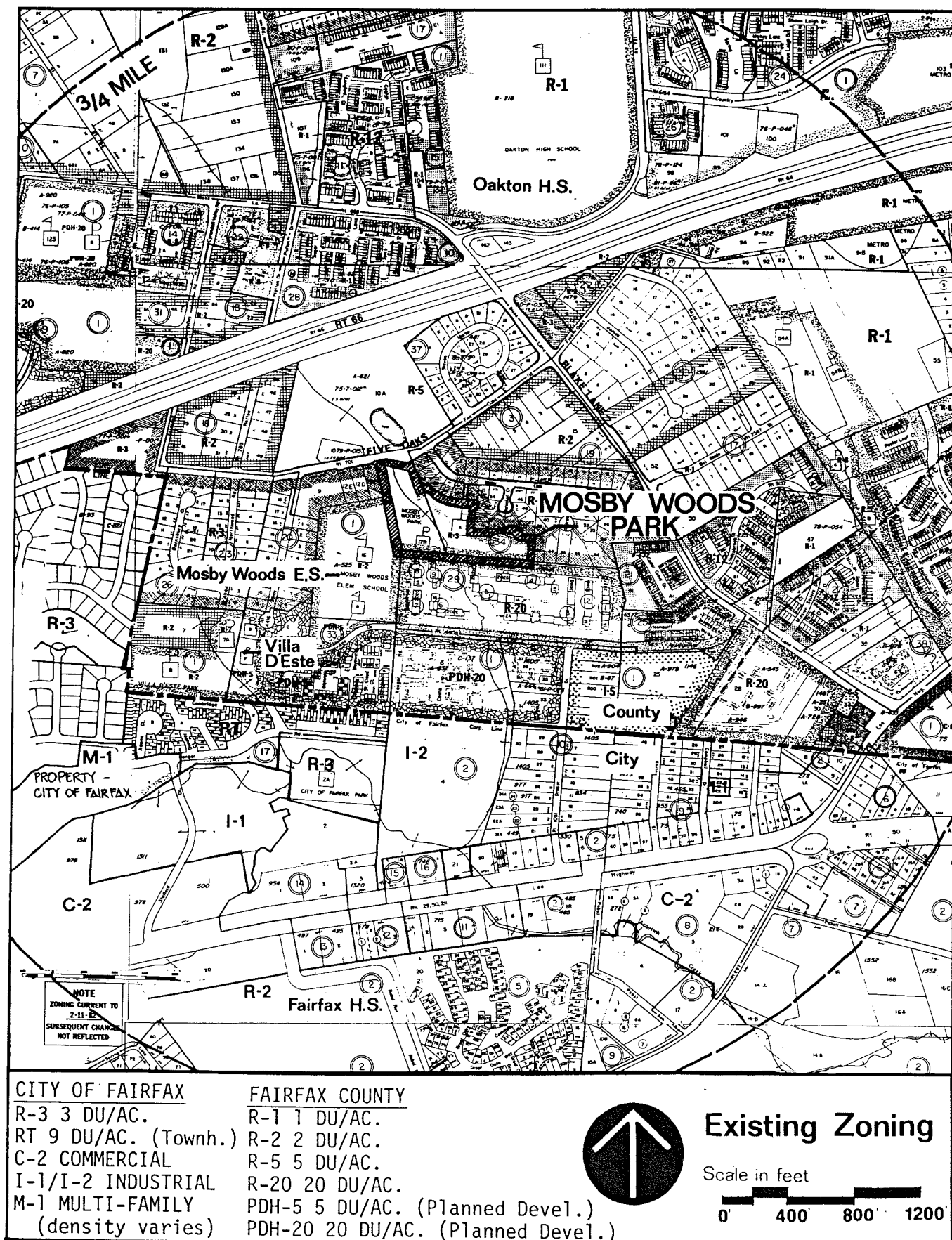
Parks to the north, this sector appears to be adequately served in terms of park facilities. However, the barrier created by Route I-66 running east-west generally through the middle of the sector effectively limits those residents living south of the interstate from using the variety of recreational facilities north of the highway. This should be considered in planning facilities for the park. Of the three existing community parks in the sector, both Mosby Woods Park and Villa D'Este are too small and contain substantial flood plain areas not suitable for active recreation, therefore, the natural/passive park designation.

3. Existing Zoning (Figure 2)

The existing zoning surrounding Mosby Woods Park is comprised of a mix of various residential densities. The highest density land uses include the townhouse, apartment and condominium complexes bordering the park to the south; Hawthorne Village (condominiums), Yorkville (apartments), and Villa D'Este Village (townhouses). Mosby Woods Elementary School is adjacent to the parks western boundary. Across Five Oaks Road to the north is an approximately 15 acre tract zoned R-5 but which currently remains undeveloped except for a single residence. The remaining northern and eastern park boundaries are adjacent to the Five Oaks Place single family subdivision. Parcels within the corridor between Routes 50 and 29-211 and the residential areas mentioned above is zoned either industrial or commercial.

4. Proposed Land Use (Figure 3)

In accordance with the County's Comprehensive Plan, the existing mix of single family detached, medium and high density residential infill is recommended to generally be continued within the undeveloped areas in the vicinity of Mosby Woods Park. The 15+ acre parcel directly across Five Oaks Road from the park is planned for residential use in the range of 3-4 units/acre. The commercial/industrial corridor along the north side of Route 50 29-211 is planned to generally retain its current zoning.



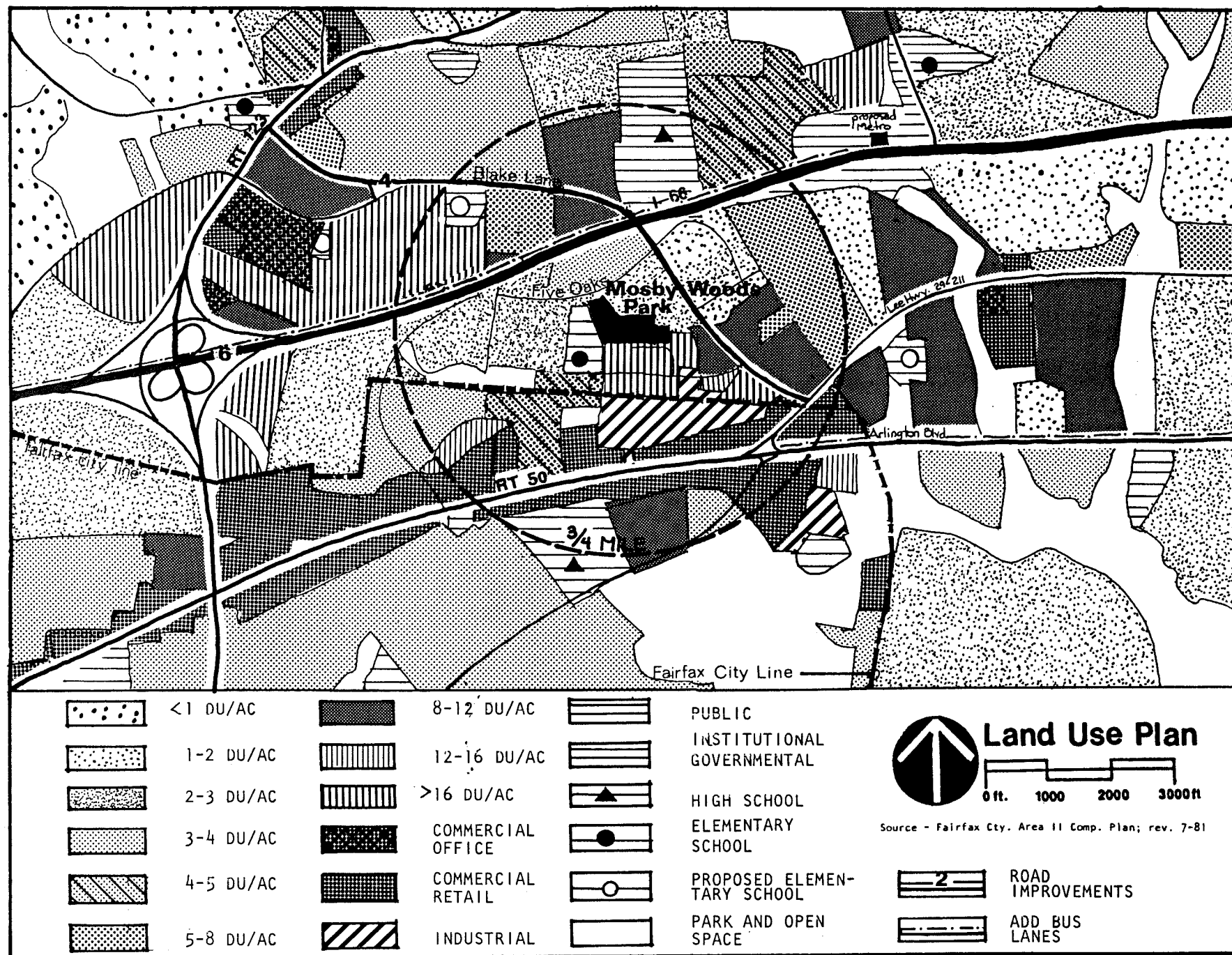


FIG. 3

5. Population

The current estimated population living within the designated primary service area is 5303 total residents. This number is derived from an actual dwelling count multiplied by the average occupant figure provided by the Fairfax County Office of Research and Statistics for each housing type. This relatively high population density is the result of the park's service area having been almost entirely developed with medium to high density residential projects. Using similar projection techniques, the same area is estimated to grow to 5480 residents by the year 2000.

6. Nearby Parks and Schools (Figures 4-6)

There are several public recreational opportunities within the service area of 3/4 mile radius of Mosby Woods Park. These public recreational opportunities include:

Villa D'Este Park - An undeveloped Fairfax County Park that is designated a natural and passive park and is currently in the process of being master planned.

Ranger Road Park - A Fairfax City Park that is developed as a community park. The facilities within the park include: a trail, picnic area, basketball court, and two tot lots with play apparatus.

Mosby Woods Park - (formerly Plantation Park) - A Fairfax City Park that is developed as a community park. The facilities within the park include: a hiking/bicycling trail, a tot lot, and a play apparatus area.

There are several schools located within the 3/4 mile radius of Villa D'Este Park, but due to the physical constraints mentioned previously, only one school facility, Mosby Woods Elementary School, is considered to be within the designated service area of the park site. The facilities located at Mosby Woods Elementary School are as follows: two soccer fields, a tot lot, a softball field, two basketball courts, two volleyball courts, a hard surface multi-use court, and a new adventure playground.

The following two charts summarize the public recreational opportunities available within both the primary and secondary service areas surrounding Mosby Woods Park.

FIGURE 4

NEARBY PARKS AND SCHOOLS - PRIMARY SERVICE AREA FACILITIES\*

Parks and Schools Primary Service Area (3/4 mi)	Trail	Basketball Court	Baseball/Softball Field	Tennis Court	Playground/Tot Lot	Picnic Area	Open Play Area	Parking	Soccer/Football	Practice Tennis	Community Center	Restroom/Shelter	Garden Plots	Undeveloped
East Blake Lane Park														•
Villa D'Este Park														•
Mosby Woods Park**					•									
Ranger Road Park***	•	•			2	•	•							
Oakton High School	•	5	4	8			•	•	3					
Fairfax High School	•	4	6	4			•	•	2					
Mosby Woods Elem. School	•	2	1		•		•	•						

\*Source: Fairfax County Board of Education Outdoor Facilities Survey -  
Department of Recreation and Community Services 1976

\*\*Fairfax City Park formerly known as Plantation Park before it was deeded by  
Fairfax County to the City in January 1981 as a result of the City-County  
boundary change.

\*\*\* Fairfax City Park

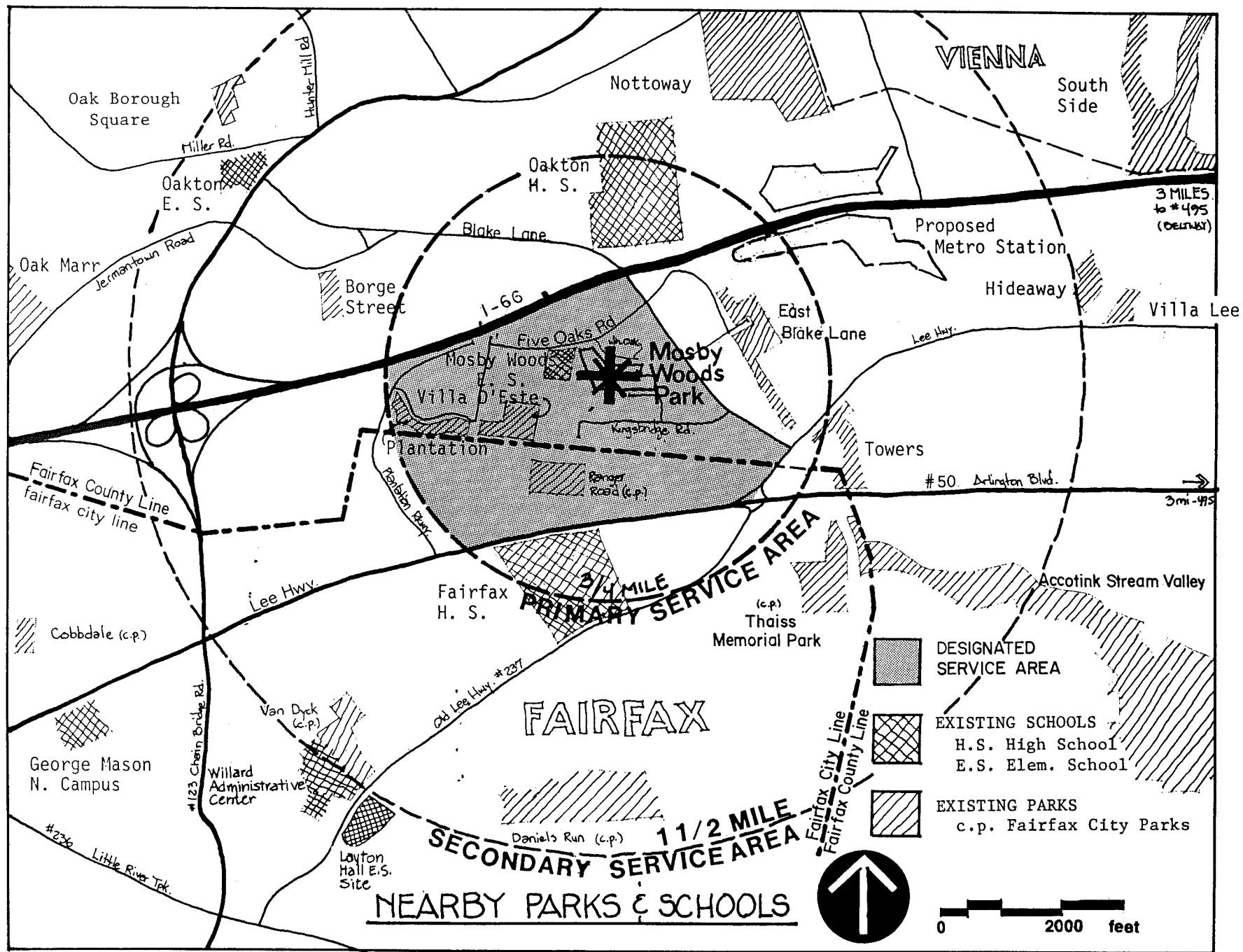


FIGURE 5

NEARBY PARKS AND SCHOOLS - SECONDARY SERVICE AREA FACILITIES

Parks and Schools Secondary Service Area 1½ mi.	Trail	Basketball Court	Baseball/Softball Field	Tennis Court	Playground/Tot Lot	Picnic Area	Open Play Area	Parking	Soccer/Football	Practice Tennis	Community Center	Restroom/Shelter	Garden Plots	Undeveloped
Accotink S.V. Park	•							•						
Borge Street Park					•		•							
Nottoway Park	•	3	3	6	•	•	•	•	1	4	•	•	175	
Oakborough Square Park													•	
Towers Park	•		1		•		•							
Daniels Run Park*	•				•	•								
Thaiss Memorial Park*			5				•							
Van Dyck Park*	•	1		4	•		•	•						
Oakton Elem. School		1	1		•	•	•							
Layton Hall Elementary S.S.			2		•		2	•						

\*Fairfax City Park



## 7. Park and Recreation Needs Analysis

### a. Current

The table below summarizes the typical park and recreational needs of the current population living within the designated primary service area previously described for Mosby Woods Park. 1983 estimated population is 5303 people.

Fairfax County Park Authority  
Facility Standards for the 3/4 Mile Primary Service Area\* (1984)

Facility	Facility Standard	Needed Facilities	Existing Parks	School Facilities	Surplus/ Deficiency
Tot lot	1-500	11	3	1	-7
Baseball	1-6000	1	0	0	-1
Softball	1-3000	2	0	1	-1
Tennis	1-1200	4	0	0	-4
Basketball/ Multi-Use	1-500	11	2	4	-5
Swim Pool	1-15,000	0	0	0	0
Golf Course	1-25,000	0	0	0	0
Soccer	1-1500	4	0	2	-2

\*Note: Fairfax County Park Authority facility standards are derived from studies compiled by the National Recreation and Parks Association.

b. Projected

The table below summarizes the typical park and recreational needs of the projected population expected to live within the designated primary service area previously defined in the year 2000. Year 2000 projected population is 5480 people.

Fairfax County Park Authority  
Facility Standards for the 3/4 Mile Primary Service Area\* (2000)

<u>Facility</u>	<u>Facility Standard</u>	<u>Needed Facilities</u>	<u>Existing Parks</u>	<u>School Facilities</u>	<u>Surplus/ Deficiency</u>
Tot lot	1-500	11	3	1	-7
Baseball	1-6000	1	0	0	-1
Softball	1-3000	2	0	1	-1
Tennis	1-1200	4	0	0	-4
Basketball/ Multi-Use	1-500	11	2	4	-5
Swim Pool	1-15,000	0	0	0	0
Golf Course	1-25,000	0	0	0	0
Soccer	1-1500	4	0	2	-2

\*Note: Fairfax County Park Authority facility standards are derived from studies compiled by the National Recreation and Parks Association.

8. Access

- a. Although no direct vehicular access onto the site is currently available, the existing parking lot on the grounds of the adjacent Mosby Woods Elementary School would be utilized by park visitors.
- b. Public pedestrian access to the park is available from three sides: from the adjacent school property to the west, the existing four foot wide walkway along the south side of Five Oaks Drive on the north boundary and from the existing 15 foot wide public access out to Water Oak Drive between lots numbers 56 and 57. Although pedestrian access is conceivable from the adjacent Hawthorne Village Condominiums to the south, the common ground is private property and direct public access from the south would not be possible without the formal consent of the property owners.

9. Utilities

All utilities, including water, sewer, telephone, and electric, are available in the immediate vicinity of the park. Storm sewer, water, electric, and telephone are available on the north, west and east sides of the site along Five Oaks Drive, Water Oak Drive and the School entrance. Sanitary sewer is available on the western side of the site.

10. Hydrology

The small creek running through the park is a tributary near the headwaters of the Accotink Creek. The Accotink Creek watershed is among the most extensive in Fairfax County which ultimately flows into Accotink Bay and the Potomac River, nearly 20 miles downstream.

B. SITE ANALYSIS (Figure 9)

1. Topography

The terrain of the park slopes moderately downhill from its southwestern and northeastern boundaries to the small creek which runs diagonally through the park. Slopes generally range from 5-15%. A few areas along the creek are essentially flat and the park slopes up rather steeply (greater than 15%) east of the creek behind lots numbers 56-61 along Water Oak Drive.

The highest point of the park is at the southwestern corner adjacent to the school; the lowest point is approximately 25 feet lower in elevation where the creek leaves the site along the southern property line.

2. Soils (Figure 10)

Two soil types are present on site. The Glenelg (55) soils have good internal drainage and are considered well suited for most park uses. The alluvial soils (1A+) have a seasonally high water table during wet periods of the year which generally restricts use of these areas for facilities requiring structural stability. The alluvial soils are subject to flooding during periods of heavy rainfall from the resulting storm water runoff. See Appendix "Soil Survey" for a more detailed soils description.

3. Vegetation (Figure 11)

Nearly the entire park is wooded and contains a typical deciduous forest mix consisting of oak, poplar, tupelo and dogwood. The understory is generally overgrown with vines, brambles and scrub growth. The small stream is bordered by willows and alder. A portion of the site cleared for sewer construction to service the homes in Five Oaks Place was revegetated with red maples and autumn olive approximately five years ago. See Appendix "Site Analysis" by FCPA District Naturalist for complete vegetation description.

4. Easements (Figure 12)

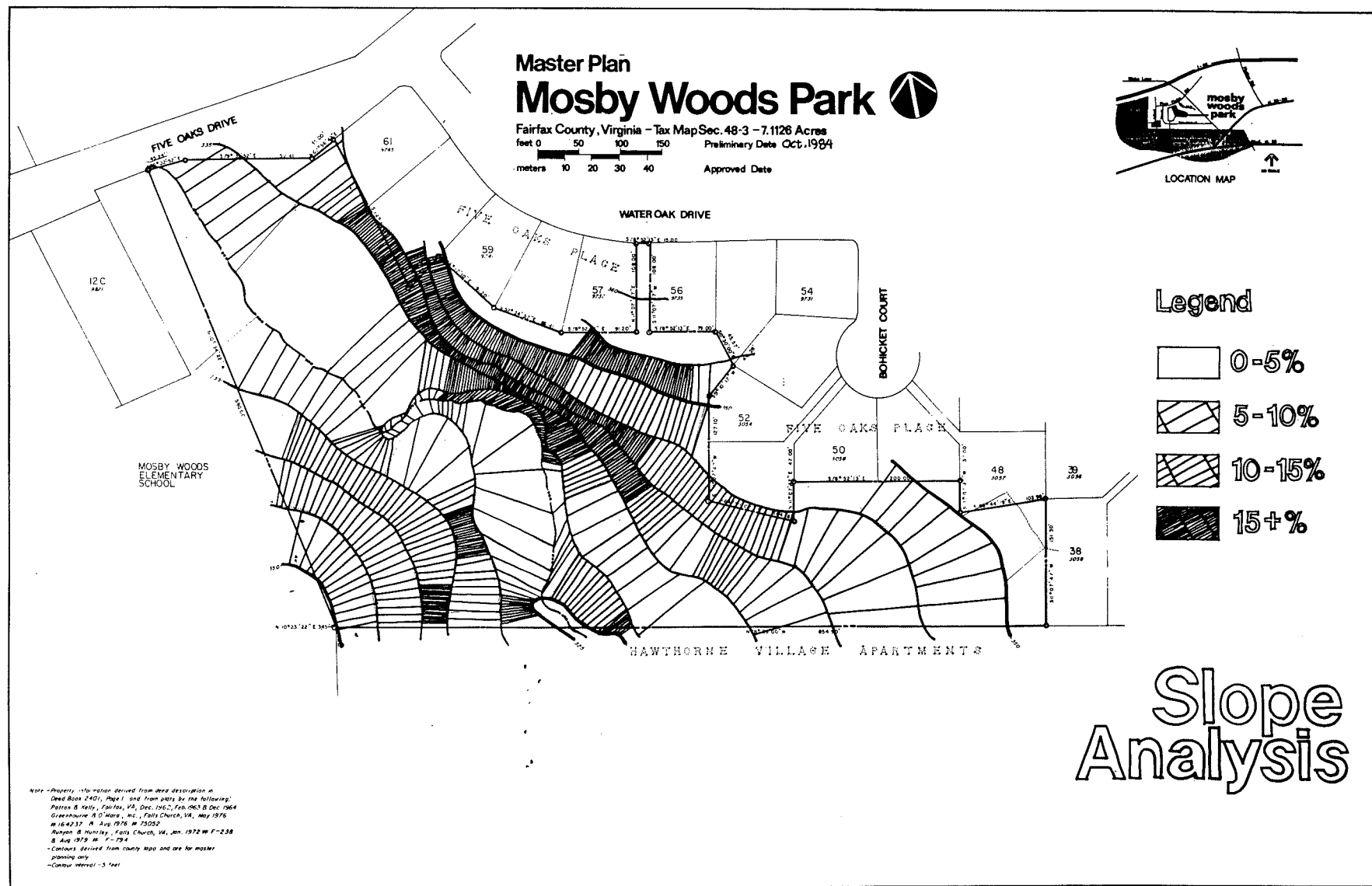
A number of utility easements traverse the site in order to serve the residential developments which surround the park. These include two sanitary sewer trunk lines with multiple laterals, three distinct storm sewer easements, and two water line easements. Most have become indistinguishable on site as a result of thick shrub growth filling in the areas cleared for construction.

5. Site Improvements

There are no site improvements or structures existing in the park. A number of sanitary sewer manholes are visible above the flood stage of the creek as part of the utility infrastructure. Some evidence of an infrequently used narrow footpath running along the western bank of the creek is visible when the deciduous understory dies back in the fall.

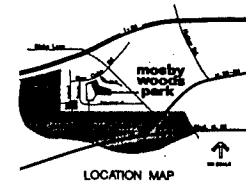
C. SUMMARY ANALYSIS (Figure 13)

1. The primary service area for Mosby Woods Park is identical to that used in planning the nearby Villa D'Este Park. The area typically used for planning a natural and passive park (3/4 mile radius) has been restricted by a number of high traffic volume roads: Route 66, Route 50-29-211, and Blake Lane.



# Master Plan Mosby Woods Park

Fairfax County, Virginia - Tax Map Sec. 48-3 - 7.1128 Acres  
feet 0 50 100 150 Preliminary Date Oct. 1984  
meters 10 20 30 40 Approved Date



## Legend

1A+ Mixed alluvial land (flood plain) (Restricted Park use)

55B1, C2, D2 Gleneleg silt loam. (suitable for intense use.)

Note: Although some soils may be more suitable for park use, they may be restricted by slopes.

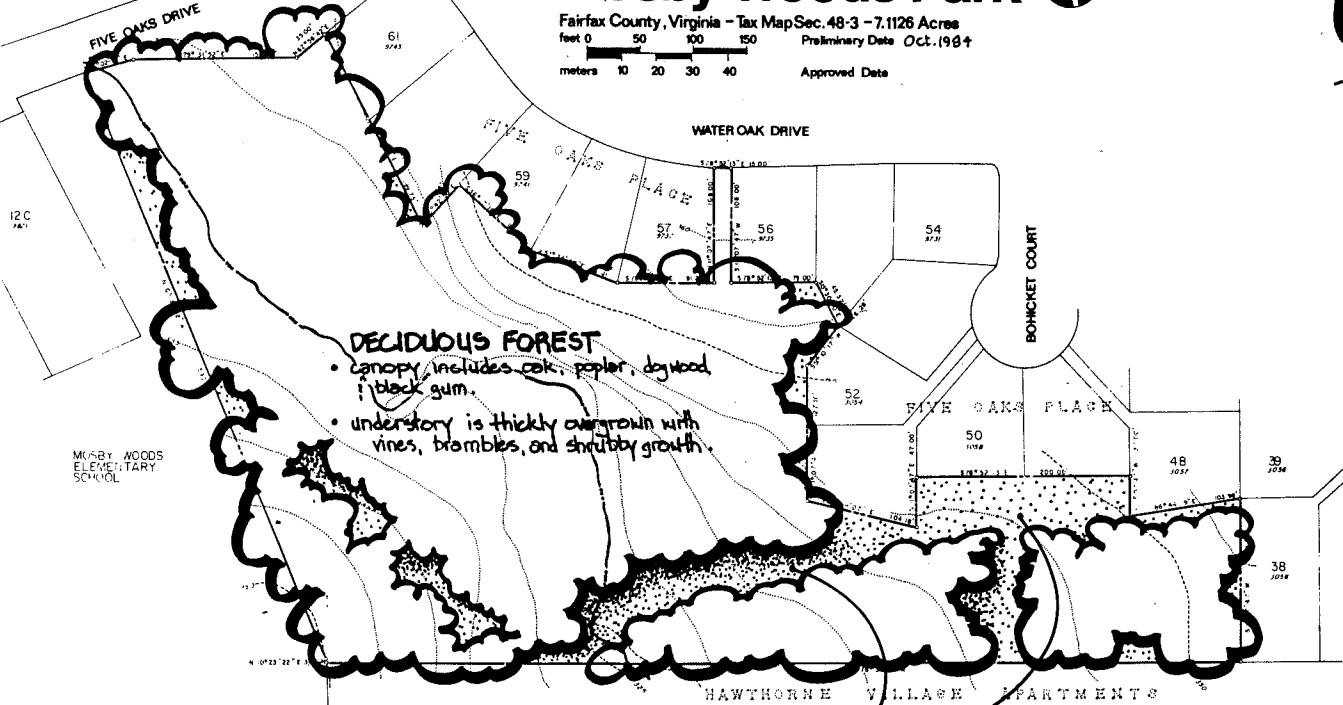
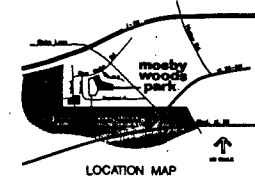
# Soils Analysis

Note: Property information derived from deed descriptions in Deed Book 2401, Page 1 and from parts by the following:  
Horton R. Kelly, Fairfax, VA, Dec. 1962; Feb. 1963 R Dec. 1964  
Greenhouse R. O'Hara, Inc., Falls Church, VA, May 1976  
M-16-42-37 R Aug 1976 M-75052  
Rumpel B. Hummel, Falls Church, VA, Jan. 1972 M-7-238  
R Aug 1978 M-7-794  
Contours derived from county maps and are for master planning only.  
Contour interval - 5 feet



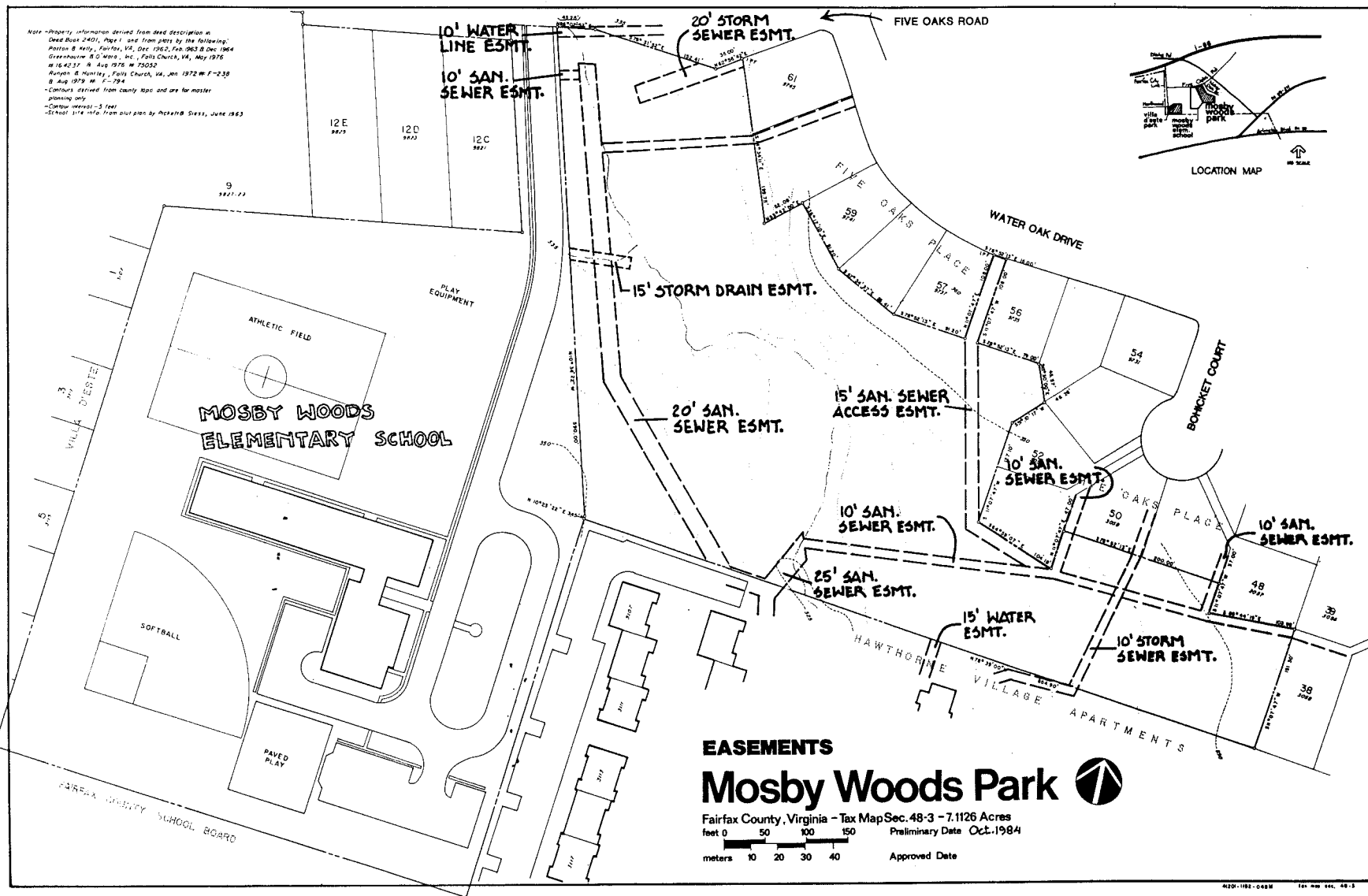
# Master Plan Mosby Woods Park

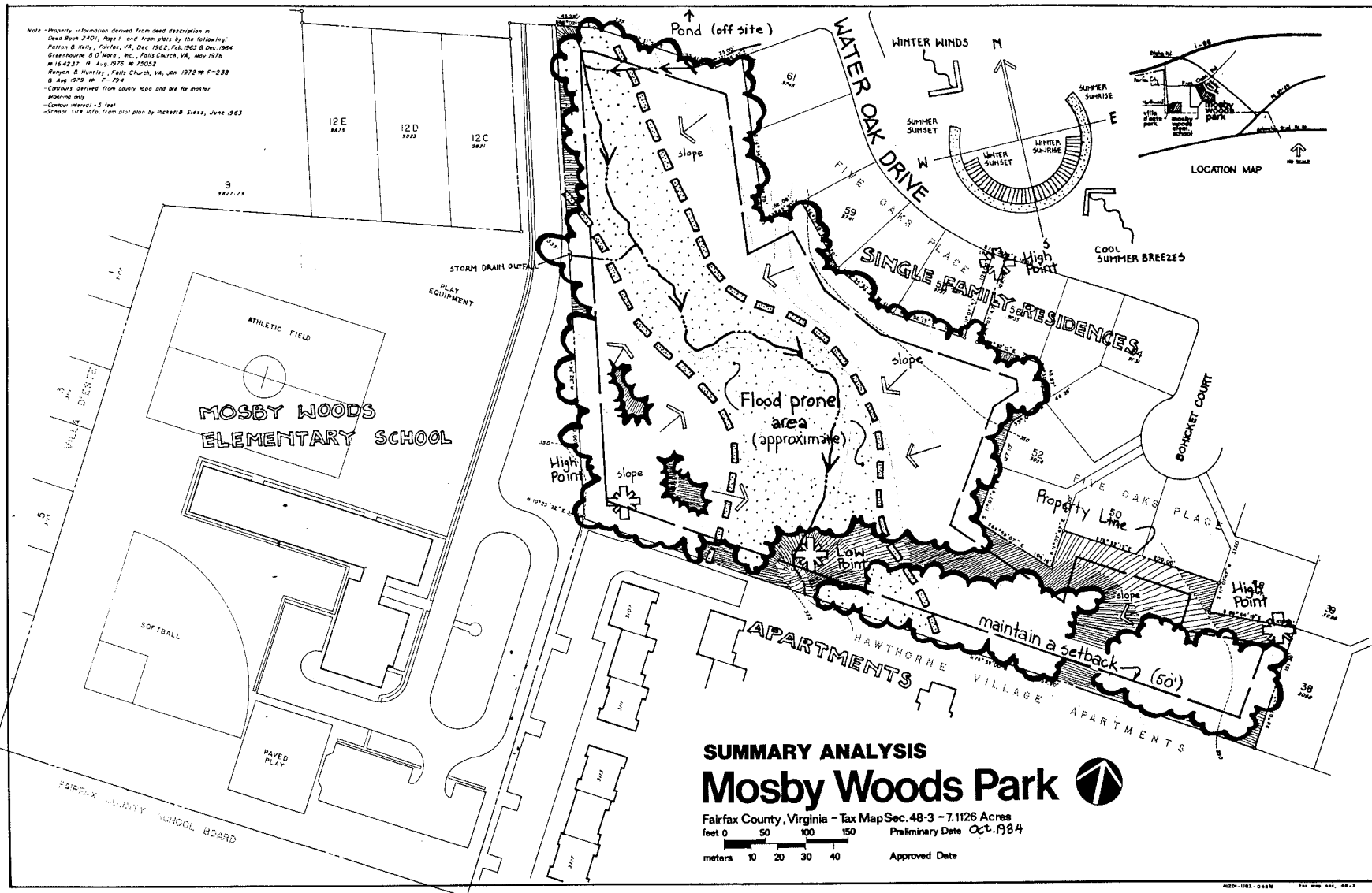
Fairfax County, Virginia - Tax Map Sec. 48-3 - 7.1126 Acres  
 feet 0 50 100 150 Preliminary Date Oct. 1984  
 meters 10 20 30 40 Approved Date



## Vegetation Analysis

Note: Property information derived from deed description in Deed Book 2401, Page 1 and from plats by the following:  
 Patton & Kelly, Fairfax, VA, Dec. 1962; Feb. 1963; B. Dec. 1964  
 Greenhouse & Co., Inc., Falls Church, VA, May 1976  
 W. 16.42.37 19 Aug 1976 W. 17052  
 Rayson & Huxley, Falls Church, VA, Jan. 1972 W. 17238  
 B. Aug. 1975 W. 17294  
 Contours derived from county topo and are the master planning only.  
 Contour interval - 3 feet





2. Existing and planned land use within the park's service area is almost entirely residential with the exception of the commercial/industrial strip along the north side of Route 50-29-211.
3. The present estimated population within the park's primary service area is 5303 people; this number is projected to increase to 5480 by the year 2000.
4. Although a significant number of developed public parks and school sites exist within the service areas, there are deficiencies in the numbers of most facility types.
5. Although vehicular access directly onto the site is probably not practical, the existing parking area at the adjacent school will be utilized by future park visitors. Public pedestrian access is possible from Water Oak Drive, Five Oaks Road and Mosby Woods Elementary School. There are no Countywide Trails Plan requirements to be considered in conjunction with the future development of this park.
6. All major utilities are available to be extended into the park from the previously developed residential areas surrounding Mosby Woods Park.
7. The generally moderate slopes (less than 15%) do not by themselves preclude the development potential of most of the site for recreational use, but will make it more expensive to develop than if the site were flat.
8. The flood plain area covering a large portion of the site exhibits a seasonably high water table and is susceptible to periodic flooding.
9. Nearly the entire park is wooded with very thick understory growth throughout.

#### D. CONCLUSIONS

##### 1. Development Constraints

###### a. Off-Site Factors

There are no off-site factors which restrict the development potential of Mosby Woods Park.

###### b. On-Site Factors

- (1) The relatively small size of the park and its irregular shape preclude the development of most park facilities which require large open flat areas.

- (2) Most of the park is contained within the 100 year flood plain which is not suitable for intensive recreational development.
- (3) There are some slopes exceeding 15%; these are unsuitable for some forms of recreational development.
- (4) Although most of the site is wooded, no especially unique natural areas were cited in the naturalist's site inventory.

## 2. Development Potential

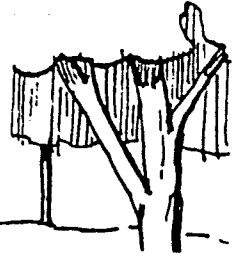
### (a) Off-Site Factors

- (1) The close proximity of the park to the surrounding high density residential areas and school would make it convenient for use by the community it is intended to serve.
- (2) Trail development through Mosby Woods Park could provide a direct route for a limited number of elementary school-age children travelling to the adjacent Mosby Woods Elementary School.
- (3) Public pedestrian access is available to the park from three sides: Five Oaks Drive to the northwest, Water Oak Drive to the north, and Mosby Woods School to the east.
- (4) Direct vehicular access onto the site is not recommended. The existing parking area at the school may be made available for park users on a limited basis.

### b. On-Site Factors

- (1) A small portion of the southwest corner of the park is the only area suitable for intensive recreational development.
- (2) The majority of the site is suitable for passive recreational development. This might include trails, nature study areas, and picnicking. The park could also be left in a natural state for conservation and a wildlife habitat.
- (3) Evidence of pedestrian traffic along the creek indicates some interest in access through the site.

# Program Development



In developing a park program, many sources of information are drawn upon in the master plan process. These include residents living within the service area of the park, many County agencies, local, state, and national park agencies, assorted civic associations, and a number of FCPA staff members. All provide important pieces of an integral park master plan that is to represent the ideal compromise solution for everyone's recreational desires on that site.

## A. COMMUNITY FORUM

The primary method used by the Park Authority to gather ideas from the residents within the parks service area during the master plan process is the Community Forum. As previously explained in this report, the ideas and comments received from the local residents who attended the forum held for Villa D'Este Park in 1982 have been considered as providing a basis for the program development of Mosby Woods Park. The general opinions and concerns of those who attended the Villa D'Este Park Community Forum are summarized as follows:

- o Maintain park as a natural area with no active recreational development.
- o Natural/woodchip paths
- o Minimize public access, especially unauthorized motorized use.
- o Screening for neighboring private residences.
- o Reallocate funding to the creative playground at Mosby Woods Elementary School and/or Nottoway Park.

Detailed additional information regarding the forum may be found in the appendix of Villa D'Este Master Plan Report, January 1984, "Information Exchange/Forum Summary" page 23.

## B. SUMMARY OF LETTERS RECEIVED

In addition to the comments received at the forum, interested residents are urged to respond in writing during the 30 day period following the forum. A summary of the letters received regarding Mosby Woods follows:

- Mosby Woods P.T.A (Appendix)

A letter sent by Charles London, President of Mosby Woods PTA, formally requested the Fairfax County Park Authority to supplement the funding needed to develop the proposed creative playground for Mosby Woods School. The funding request was \$12,000. The Park Authority agreed to provide \$7,000 in assistance for the construction of the creative play area at their meeting on July 6, 1982.

- Mosby Woods Community Association (Appendix)

The Mosby Woods C.A. requested that any development of the park be extremely limited in scope. The ultimate preference of the association is that the area be left completely in its natural state with no development to occur.

- Cambridge Station Association (Appendix)

A letter received from J. Phillip Ferrara, Jr., President of the Cambridge Station Association requested that the park be left in its natural state with particular importance that no access trails be developed from the park to Cambridge Station.

#### C. SUMMARY OF PUBLIC AGENCY COMMENTS

Comments were solicited from selected public agencies within Fairfax County, Fairfax City, as well as various divisions within the Fairfax County Park Authority regarding the possible development of Mosby Woods Park. The following is a brief summary of the recommendations received (also see appendix).

##### 1. Department of Recreation and Community Services (Appendix)

As a result of this park's limited development potential for active recreation, the Department of Recreation and Community Services recommends the site be left in its natural state except for appropriate trails and limited development in the northern portion of the property to include a nature interpretive area and rustic play apparatus with a nearby picnic area.

##### 2. Office of Comprehensive Planning (Appendix)

An archeological survey was conducted on Nov. 16, 1982 and no significant archeological sites were located within Mosby Woods Park.

3. Department of Extension and Continuing Education (Appendix)

The Soil Survey Office prepared a report on the soils information available for this site. The Glenelg (55) soils have good internal drainage and are considered well suited for most park uses. The alluvial soils have seasonably high water tables during wet periods of the year which will restrict some uses. The alluvial soils (1A+) are also subject to periodic flooding.

4. FCPA Division of Historic Preservation (Appendix)

A historic survey was conducted by FCPA staff and no evidence was found to indicate that this site is of historic significance.

5. FCPA Division of Conservation (Appendix)

The parks limited size and large percentage of area containing flood plain and/or steep slopes is felt to preclude the development of this site for active recreation. It was therefore recommended that the site be left in its current natural state.

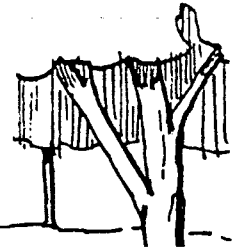
6. Fairfax County Public Schools (Appendix)

Mr. Robert Layne, principal of Mosby Woods Elementary school, generally supported the PTA position and comments. He asked that the outdoor classroom structure not duplicate what already existed and asked if we could consider some form of nature center in future planning for the park.



# Preliminary Master Plan Development

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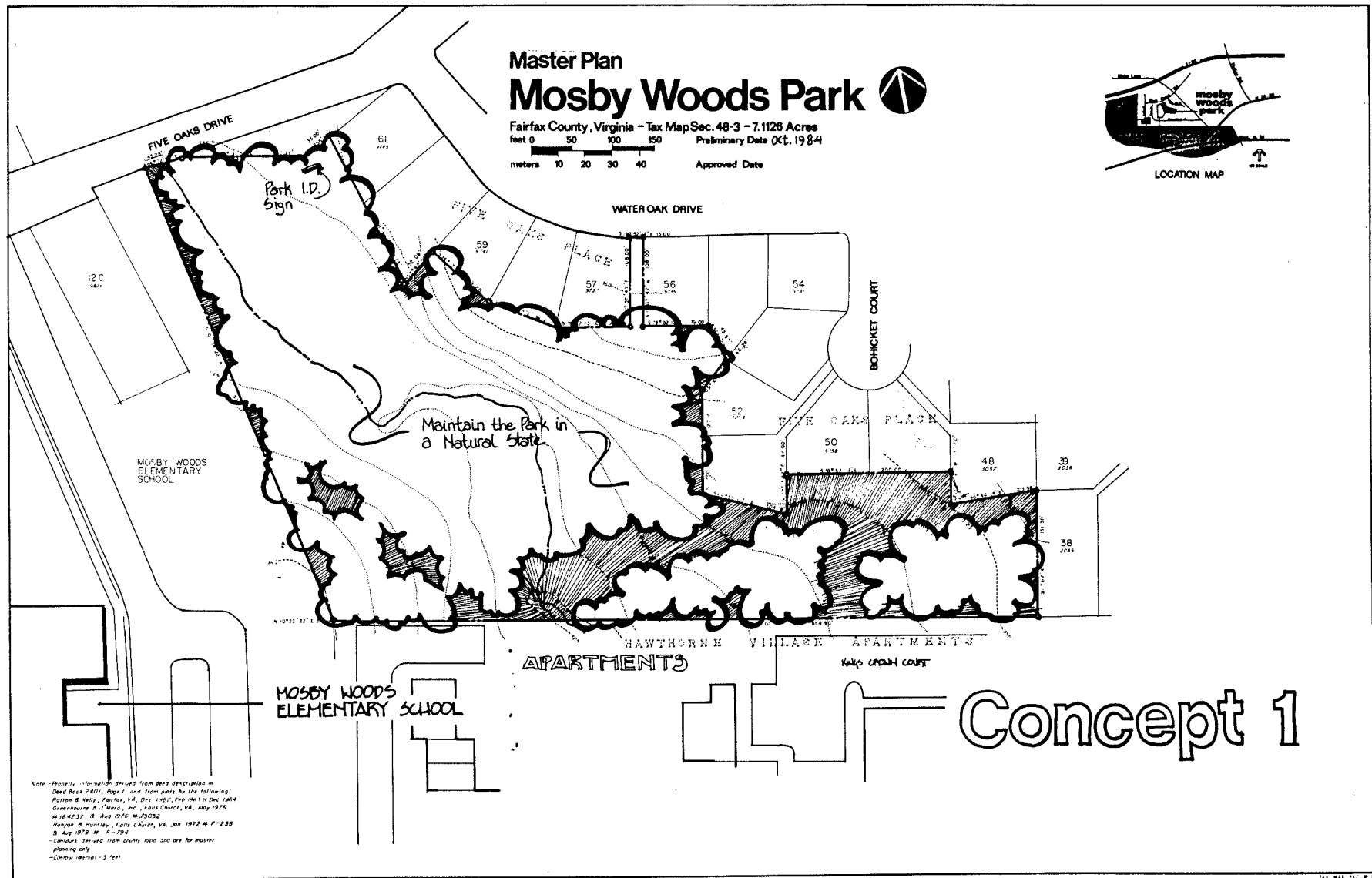


## A. CONCEPT DEVELOPMENT

After documenting the comments from the citizens who participated in the community forum and the various public agencies solicited, several conceptual designs for Mosby Woods Park were prepared. The intent of the various concepts is to show a range of possible park development, while remaining within the general context of the documented comments. The concepts for facility design are based on the information gathered from the off-site and site analysis, established recreational deficiency standards, and program recommendations derived from citizens and county agencies. The following is a brief description and a graphic layout of each conceptual design.

### 1. Concept 1 (Figure 14)

There are no improvements considered for the park in this concept plan. The park would remain in its current natural state. A standard park identification sign facing Five Oaks Drive would be placed on the site. Minimal maintenance would be provided. The park would be redesignated a natural and passive park.



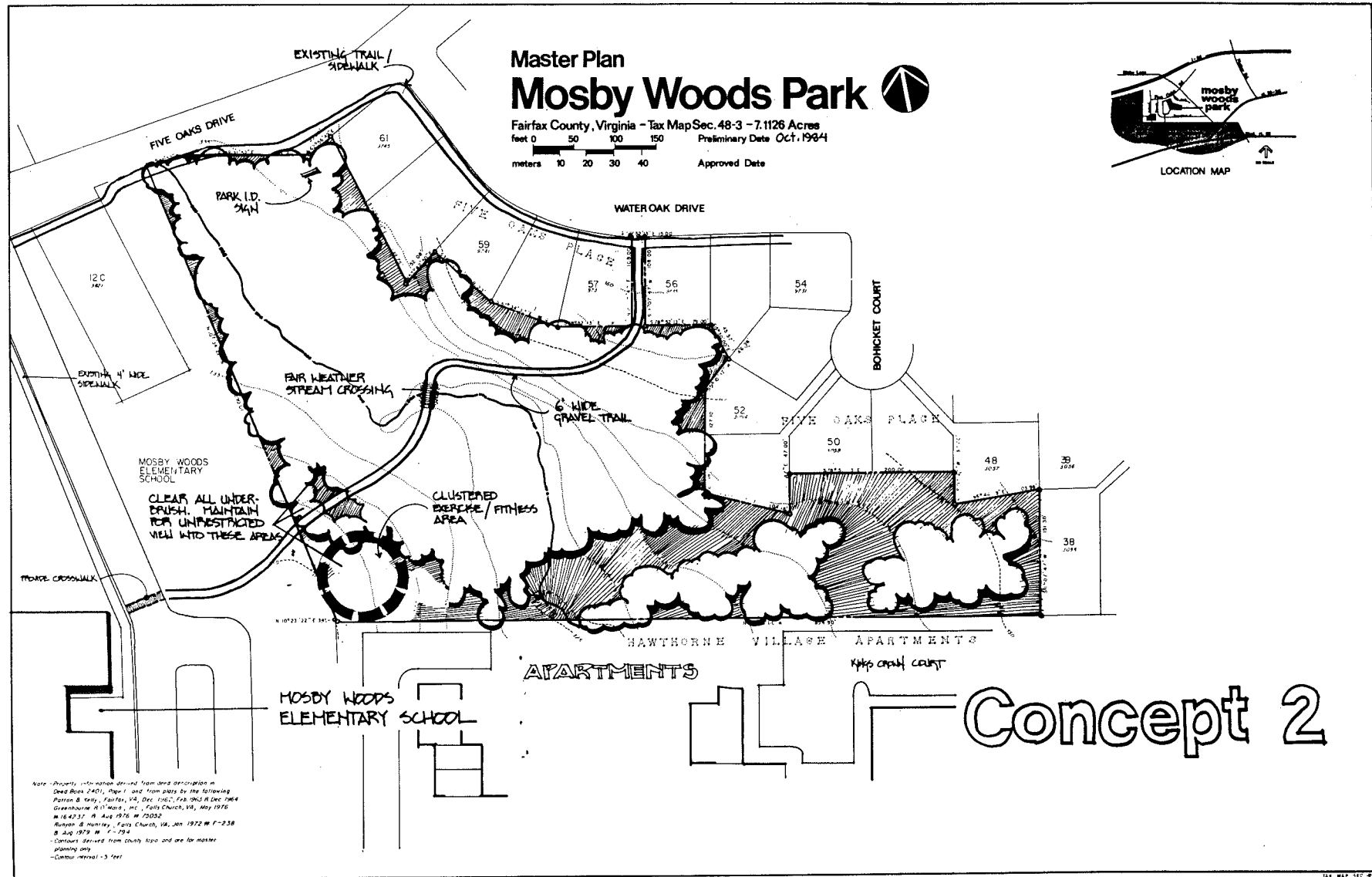
2. Concept 2 (Figure 15)

The second concept plan proposes the development of a six foot wide gravel trail across the park from the public access of Water Oak Drive to the school. Additionally, a clustered fitness/exercise facility would be located on the high, well-drained southwestern corner of the park.

The proposed trail would cross the creek by means of a concrete fair-weather crossing. This type of crossing has proven to be a vandal-proof and maintenance-free structure often more desirable than standard bridge crossings.

Portions of the trail may need to be stabilized with asphalt surfacing to prevent wash-out (near the creek) or erosion from run-off (on portions where slopes exceed 5%). The trail would provide recreational opportunities for area residents as well as a slightly shorter, direct route between Water Oak Drive and Mosby Woods Elementary School.

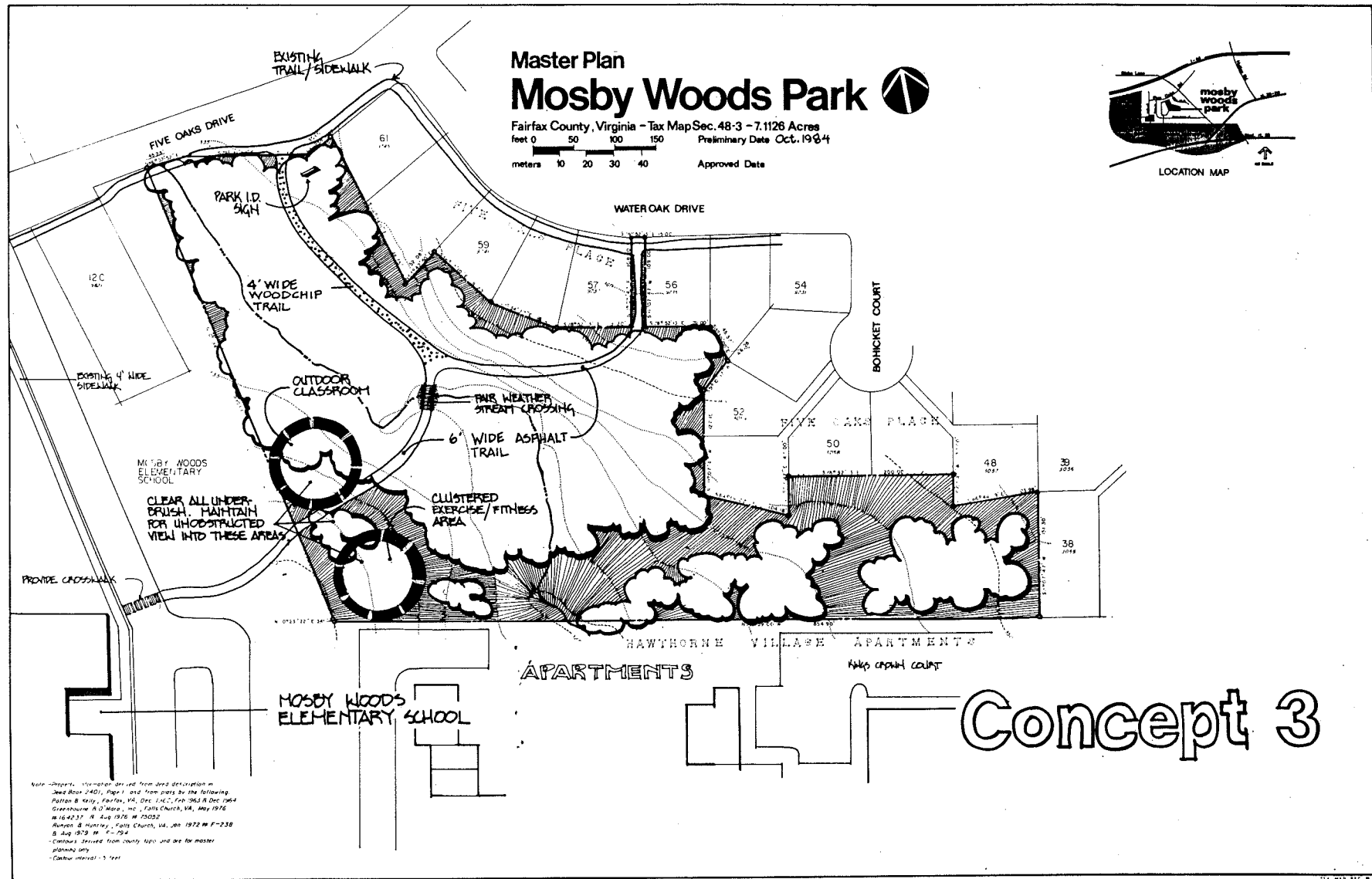
The clustered fitness area is intended to satisfy the growing demand for outdoor health and fitness opportunities. The parks limited size would prevent the installation of a full-scale "exercise trail" however, the availability of the open space provided by the adjacent school would enable potential users to walk/jog/run on the school grounds between exercise groups.



3. Concept 3 (Figure 16)

The third concept plan outlines the most intensive site development of the three concepts. The plan includes all of the facilities described in Concept Two. In addition, it proposes a six foot wide trail link along the east side of the creek up to Five Oaks Drive and an outdoor classroom near the clustered fitness area.

The six foot wide gravel trail is included to provide additional opportunity for recreation and also provide a more direct school access trail away from the traffic along Five Oaks Drive and the school entrance road.



**B. PRELIMINARY MASTER PLAN DEVELOPMENT (Figure 17)**

After evaluating, refining, and incorporating the various elements of the site analysis, the program, and the three concepts, a master plan for Mosby Woods Park has been developed.

Concept Plan 1 was chosen as a basis for the approved Mosby Woods Park master plan. This plan fulfills the collective request of the surrounding communities in providing a natural, passive undeveloped park site in their community. The park will remain relatively untouched providing a buffer between the school and neighborhood communities. It will also remain as a pleasant shaded green space for the students and staff of the school. Vehicular access will be limited to maintenance vehicles only. This park is intended for community use and therefore it is expected that most users will arrive on foot.

Concept 3 had originally been proposed by planning staff to meet the needs and desires of the community as expressed at the community forum held June 10, 1982 for Villa D'Este Park. The site had been proposed as a community park to contain trails, a stream crossing, clustered fitness area, outdoor class area, signage and landscaping. Due to the overwhelming response opposing improvements as noted at the public hearing January 29, 1985 and in the seven letters and numerous phone calls received for 30 days following the hearing, it was recommended that the park be designated a Natural and Passive Park and that Concept 1 serve as the model for the approved master plan.

It should be noted that further use of existing foot trails in the park may create further erosion situations that may require stabilization some time in the future.

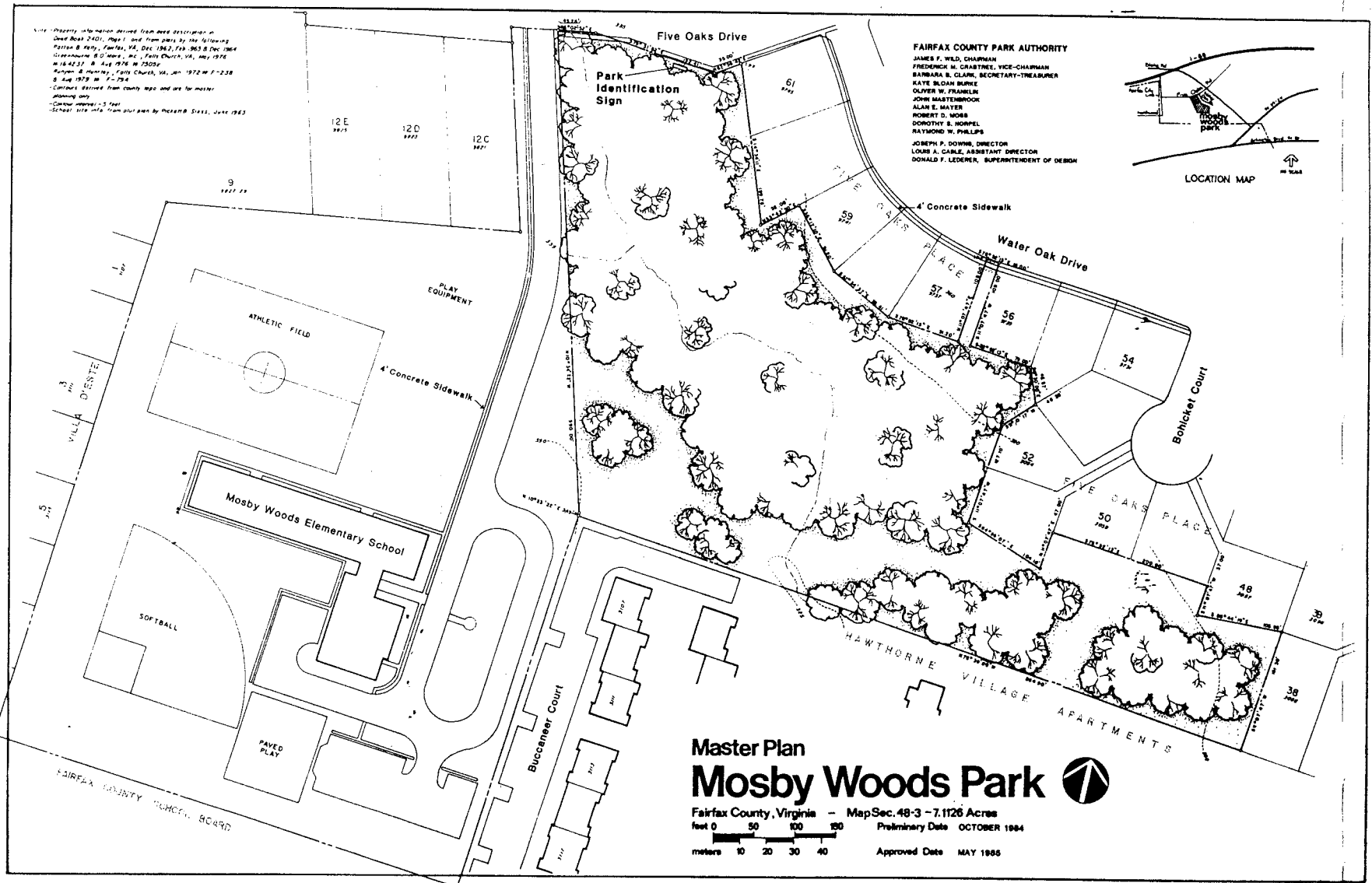
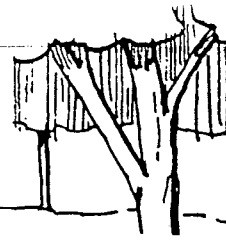


FIG.17



# Park Construction and Maintenance



## A. DEVELOPMENT COST ESTIMATE

No Development

## B. COST VS. BENEFIT

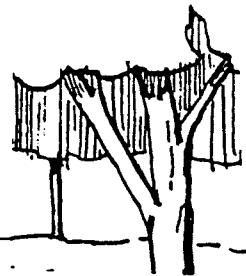
There is no cost/benefit analysis as no facilities are being developed and Mosby Woods bond funds will be spent for other parks in Providence District.

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

<u>Class**</u>	<u>Facility</u>	<u>Unit Quantity</u>	<u>Unit Cost</u>	<u>Total Cost</u>
C	Landscaping	LS	\$200/yr.	\$ 200.00

\*\*FCPA Maintenance Classification: C = mowed/maintained once a year.

# Appendix



## Contract Addition of Mosby Woods Park Master Plan to Villa D'Este

- o Proposal Submission for Development of Mosby Woods Park Master Plan by Greenhorne & O'Mara, July 13, 1982
- o Memorandum by FCPA - Recommends Acceptance of Greenhorne & O'Mara proposal, July 15, 1982
- o Memorandum by FCPA - Division Notification of Mosby Woods Park Master Planning, July 15, 1982
- o Letter from FCPA to Greenhorne & O'Mara - Notification that Master Plan Report Will Be Done by FCPA, August 30, 1982
- o Memorandum from Department of Recreation and Community Services, July 30, 1982
- o Soil Survey from Larry K. Johnson, Soil Scientist, Fairfax County Soil Service Office, August 16, 1982
- o Historic Survey from Mark Spencer, FCPA, Sept. 15, 1982
- o Site Analysis from Susan Allen, District Naturalist, FCPA, Sept. 20, 1982
- o Memorandum by FCPA - Master Plan Stake Out, Nov. 14, 1982
- o Archeological Survey from Ed Chatelain, Archeologist, Fairfax County, Nov. 16, 1982
- o Memorandum by FCPA - Review of Master Plan Stake Out, Nov. 16, 1982
- o Letter from Mosby Woods PTA - Mosby Woods School Playground, Dec. 14, 1982
- o Memorandum from FCPA - Summary of meeting with Mosby Woods Elementary School Principal, Bob Layne, Oct. 17, 1984
- o Letter from Robert Layne to FCPA, Oct. 19, 1984
- o Letter from Mrs. Alvin R. Cowan, February 5, 1985
- o Letter from Raymond C. Foote, February 7, 1985
- o Letter from Maeke Linn, February 9, 1985
- o Letter from Gifford and Mary Shirley, February 11, 1985

- o Letter from John W. Kelsey, President, Mosby Woods Community Association, February 18, 1985
- o Memorandum from Arthur F. Little, Chairman, Park and Recreation Advisory Board, City of Fairfax, February 19, 1985
- o Notice of Public Hearing for Preliminary Master Plan for Mosby Woods and Villa D'Este parks, December 26, 1984.
- o Public Hearing Summary, Mosby Woods and Villa D'Este parks, January 29, 1985.

Don Lederer

7-15-82

Chris Bogert

Recommendation - Additional Services to Villa D'Este  
Park Master Plan - Mosby Woods Park

INFORMATION ITEM

Recommendation:

Accept the proposal submitted by Greenhorne & O'Mara, Inc. for \$6,350 to provide additional design services for adding Mosby Woods Park to the Master Plan process currently underway for Villa D'Este Park.

Background:

Subsequent to the forum held on June 10, 1982 for Villa D'Este Park, it was decided to solicit a proposal from the consultant currently contracted for the master plan preparation of Villa D'Este Park to integrate the nearby Mosby Woods Park into the process.

Due to the close proximity of Mosby Woods Park to Villa D'Este Park and the somewhat similar natural features of both, it is anticipated that residents in the area would express many of the same views regarding park development which we heard at the Villa D'Este forum.

Although it is our intension to develop only one master plan report which shall include both sites, at this point in order to integrate the Mosby Woods site into the process, it will be necessary to develop site specific information for both sites. The only information which we shall be able to use for both sites shall be the applicable socio-economic and demographic info since the sites are located so close to each other.

Based on Greenhorne and O'Mara's original contract amount (not to exceed \$10,400) already accepted for the Villa D'Este Master Plan, this new proposal seems reasonable in view of the additional work required to integrate Mosby Woods Park.

CBB/sh

Attachment

# Fairfax County Park Authority

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



Director  
Joseph P. Downs

Assistant Directors  
Louis A. Cable  
James A. Heberlein

Authority Members  
James F. Wild  
Chairman  
Robert D. Moss  
Vice Chairman  
Nancy K. Cuddy  
Secretary-Treasurer  
Rod K. Brandstedter  
Barbara B. Clark  
Frederick M. Crabtree  
Lorraine F. Foulds  
Calvin Hill  
John Mastenbrook  
Dorothy S. Norpel

July 1, 1982

Hank D'Antonio  
Greenhorne & O'Mara, Inc.  
10710 Lee Highway, Suite 202  
Fairfax, VA 22030

Re: Request for Contract Addition  
#C-51805; Mosby Woods Park

Dear Hank:

As a result of discussions between Park Authority staff and the Providence District board member, we are requesting you to submit a proposal for additional work to be added to the Villa D'Este Park master plan contract.

This additional work will include the following:

- Preparation and presentation of analysis sheets for Mosby Woods Park
- Provision and presentation of 2-3 sketch plans for Mosby Woods Park
- Provision of stake out plans including attendance at the stake out of Mosby Woods Park
- Expansion of draft master plan reports previously contracted for Villa D'Este Park to include all similar required information pertinent to Mosby Woods Park

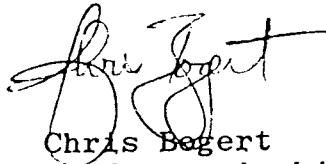
Enclosed for your information are the following:

- Supplemental master plan specifications for Mosby Woods Park
- Tax Map location
- Master plan requirements

Hank D'Antonio  
Page 2  
July 1, 1982

As you well know, the responses we heard at the Villa D'Este Forum were rather similar across the board; we expect much of the same to result from a master plan of Mosby Woods Park, thus the rationale to add it to the master plan process already underway. Please submit your proposal no later than 4:30 p.m. on Monday, July 19, 1982. If you have any questions, please call Don Lederer between July 6 - 9 as I'll be out of town.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Chris Bogert", with a stylized, flowing script.

Chris Bogert  
Landscape Architect

CBB/mlb

Encl

cc: Donald Lederer, Superintendent of Design  
(941-5000, ext. 265)

MOSBY WOODS PARK  
SUPPLEMENTARY MASTER PLAN SPECIFICATIONS  
PROPOSED ADDITIONAL WORK  
TO EXISTING CONTRACT #C-51805  
VILLA D'ESTE PARK

Provide separate master plan and a combined master plan report (with Villa D'Este Park) which complies with the enclosed master plan requirements and the following specifications:

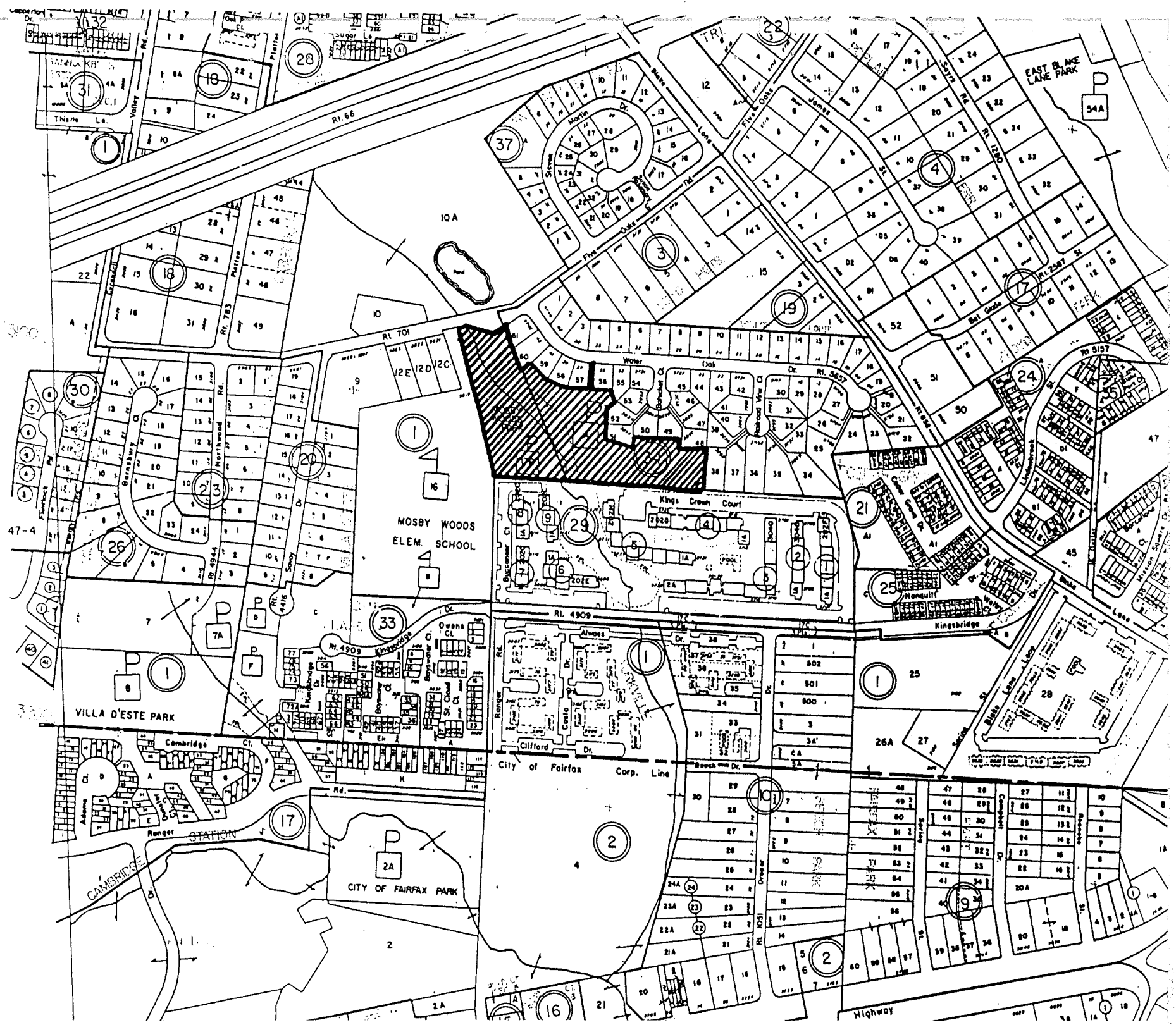
1. Mosby Woods Park is designated a community park of approximately 7.11 acres, located on 9813 Five Oaks Road, (tax map 48-3).
2. No information exchange/forum will be held for Mosby Woods Park per se; the service area/residents of this park are nearly identical to Villa D'Este Park, thus we shall use the public input previously obtained from the Villa D'Este forum.
3. Consultant will be responsible for preparing all of the analysis sheets with a graphic style identical to the analysis sheets previously prepared for Villa D'Este Park (see required list below). Consultant shall be required to attend a meeting at Park Authority Headquarters approximately one month after receiving a project go-ahead to review analysis sheets. Upon staff approval of sheets, consultant will provide Park Authority with one (1) clear blackline (camera ready) print of each analysis sheet. Park Authority will prepare reductions for overhead from these prints, and will provide consultant with one (1) copy of each reduction for use in the written report.

Analysis sheets include: (a) Location map; (b) County Comprehensive Plan, (c) nearby parks, (d) nearby schools, (e) zoning, (f) soils, (g) slope, (h) vegetation, (i) existing conditions, and (j) summary analysis.

4. Provide two (2) prints of each 2-3 sketch plans.
5. Provide 15 prints (2 first, for review by staff, then 13 additional) of the Design Development Plan (for stake out distribution).
6. Provide three (3) copies of each draft master plan report (for Park Authority review and comments). A single report shall be prepared which will incorporate all required information for both Villa D'Este Park and Mosby Woods Park.
7. Provide 20 copies of the selected preliminary master plan report for FCPA Board meeting.
8. Summary of meetings: (in addition to those meetings already contracted)

- a. Preliminary briefing with staff (for Mosby Woods Park)
- b. Analysis sheet review







*Greenhorne & O'Mara, Inc.*  
ENGINEERS ARCHITECTS PLANNERS SURVEYORS PHOTOGRAMMETRISTS

10710 LEE HIGHWAY • SUITE 202 • FAIRFAX, VIRGINIA 22030 • (703) 385-9800

July 13, 1982

Fairfax County Park Authority  
4030 Hummer Road  
Annandale, Virginia 22003

Attn: Chris Bogert

Re: Mosby Woods Park Master Plan  
Additional Services added to Villa D'Este  
Master Plan Contract

Dear Chris:

As per our telephone conversation and the letter which we received regarding the request for a proposal for the addition of Mosby Woods Park Master Plan to our original Villa D'Este Master Plan we are pleased to submit this proposal for your review.

We feel there is a fair amount of work involved in doing the Mosby Woods Park Master Plan since the requirements for submission and the report elements except for possibly the background and demographic information will have to be developed independently. The benefit of doing the projects simultaneously is that we will not need to go through another public forum and we will be developing both schemes as well as reports together which will add time, but not twice the amount of time.

Dave Jones and myself will continue to be the team working on the project and look forward to adding Mosby Woods Park Master Plan to the existing project.

If the proposal enclosed meets with your requirements and approval, please return a signed copy to us.

Very truly yours,

GREENHORNE & O'MARA, INC.

Hank D'Antonio  
Department Head, Planning

HDA/sfc

(1)

GREENHORNE & O'MARA, INC.

MOSBY WOODS PARK  
PROPOSAL FOR SERVICES  
PAGE TWO

Proposed work steps for addition of Mosby Woods Park Master Plan to the Villa D'Este Master Plan Process.

	<u>HOURS</u>
1. <u>Base Map Preparation</u> : This would utilize existing topo & boundary as provided by F.C.P.A.	10
2. <u>Master Plan</u> :	150
a. <u>SITE ANALYSIS</u> - Including; Soils, Slope, Vegetation and Summary Analysis. (Villa D'Este maps to be modified to include Mosby Woods Park include Location map, nearby parks & schools, zoning and land-use).	
b. <u>User Needs Analysis</u> - Not to be duplicated, based upon previously held forum meeting.	
c. <u>Schematic Plans</u> - Utilizing the program information and the site analysis, 2 to 3 site concepts will be prepared for evaluation with the Park Authority. (This review will take place at the same scheduled meeting for Villa D'Este). At this review, one concept will be selected for detailed evaluation.	
d. <u>Written Report</u> - A draft report will be prepared for review by the Park Authority, this report will be coordinated with the Villa D'Este Report to minimize duplication by utilizing the same demographic information about the surrounding area and any other information which need not be duplicated.	
e. <u>Cost Estimate</u> - A separate cost estimate will have to be prepared independent of Villa D'Este Park estimate. This estimate will include; cost benefit study, phasing, maintenance costs and revenues for inclusion in the report.	
f. <u>Review/Revisions</u> - Based on comments from the combined Villa D'Este & Mosby Woods Park draft report and the field stake out, the draft report will be revised. (This review will be in conjunction with the Villa D'Este review.)	
g. <u>Final Report and Final Drawings</u> - A final report will be developed combining Villa D'Este & Mosby Woods Park into one document which will cover those elements which can be combined and those which are site specific will be written independently. Presentation to the Board and the Public Hearing shall be as stated in the original contract dated April 1, 1982.	

GREENHORNE & O'MARA, INC.

MOSBY WOODS PARK  
PROPOSAL FOR SERVICES  
PAGE FOUR

Bills will be rendered monthly and payments are due within thirty days.

This proposal is subject to renegotiation after a period of one year from the date first above written.

If this proposal meets with your approval, please sign and return the enclosed copy. The work be scheduled in this office upon receipt of the signed proposal.

Very truly yours,

GREENHORNE & O'MARA, INC.

*Oytan Tertemiz*

Oytan Tertemiz, P.E.  
Vice President

*7-14-82*  
Date

OT/klg

WE HEREBY authorize Greenhorne & O'Mara, Inc. to proceed in accordance with the above outlines proposal.

CLIENT: FAIRFAX COUNTY PARK AUTHORITY

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Type/Print Name and Title

\_\_\_\_\_  
Date



Fairfax County Park Authority

M E M O R A N D U M

To: Messrs. Cable, Heberlein, Rierson, and  
Aldridge

Date: 7-15-82

From: Chris Bogert *cb*

Subject: Addition of Mosby Woods Park to Villa D'Este Park  
Master Plan Process

It has been decided that Mosby Woods Park, located at 9S13 Five Oaks Road, Fairfax will be added to the master plan process currently underway for Villa D'Este Park. A separate information exchange/forum will not be held for the Mosby Woods site due to the very close proximity of this park to Villa D'Este; practically the same neighbors should make for practically the same responses regarding park development.

It is requested that each of you or your appointed representatives visit and evaluate the site and return your comments, analysis and/or recommendations to me a.s.a.p. - no later than July 30, 1982!

Your comments will be reviewed for use in preparing the preliminary master plan which shall include both Mosby Woods Park and Villa D'Este Park. You will be notified when the preliminary plan is ready for stake-out/field review.

CBE/sh

Attachment

cc: J. Larry Fones, Recreation Department  
Capt. Harper, West Springfield Substation, Police  
Ed Chatelain, OCP  
Pete Johnson, OCP  
Larry Johnson, Soil Scientist

August 30, 1982

Hank D'Antonio  
Greenhorne & O'Mara  
10710 Lee Highway Suite 202  
Fairfax, VA 22030

Dear Hank:

As we've already discussed earlier today, the Park Authority has decided not to accept your proposal dated July 13, 1982 regarding the addition of Mosby Woods Park to the existing contract for the master plan of Villa D'Este Park.

The Park Authority hopes to complete the master plan for Mosby Woods Park utilizing in-house staff on a schedule approximately parallel to that established for Villa D'Este Park. As a result of the close proximity and generally very similar conditions of the two sites, it is hoped that we will be able to complete a master plan comprising both sites in the spring.

Tentatively we have set September 15, 1982 as the date for your completing the schematics for Villa D'Este Park. Please let me know if you are unable to meet the 15th deadline as we discussed. Now that we're finally back on track, let's hope there will be no more lengthy delays hindering the master plan process. Thanks for your understanding.

Sincerely yours,

Chris B. Bogert  
Landscape Architect

CBB/bh

cc: Louis Cable, Asst. Director  
Donald F. Lederer, Supt. of Design  
Chris Hoppe, Asst. Supt. of Design

# FARFAX COUNTY, VIRGINIA

DEPARTMENT OF RECREATION AND COMMUNITY SERVICES (DRCS)

## MEMORANDUM

TO: Chris Bogert, Landscape Architect, FCPA DATE July 30, 1982

FROM: Leonard B. Gunsior, Assistant Director, DRCS

FILE NO:

SUBJECT: Master Plans for Greenbriar and Mosby Woods Parks

REFERENCE:

After reviewing subject sites, the following recommendations are submitted for your consideration:

1. Greenbriar Park, a site which is currently being filled and graded after use as a sewage treatment plant, should be developed primarily for active recreational use. It is suggested that two (2) lighted soccer/football fields be developed in areas previously used as retention ponds; a creative play area should be installed where the treatment tanks are located; the existing brick structure should be converted to a concession building with rest rooms and storage for community athletic organizations; and adequate parking should be developed on the west portion of the site to support the use of the soccer fields as well as the adjacent baseball/softball fields.
2. Mosby Woods Park, a heavily wooded site with some steep slopes and flood plain area, should be left in its natural state except for appropriate trails and limited development in the northern portion of the property to include a nature interpretive area and rustic play apparatus with a nearby picnic area.

At present, there is an inadequate supply of soccer fields to satisfy community needs. The fields currently being established at the E.C. Lawrence Park will help but are insufficient to serve the Greenbriar area. Any additional soccer facilities which can be developed at the Greenbriar Park, or other parklands anywhere in the County, will assist greatly in our efforts to provide minimum practice/game opportunities to all programs.

LBG:br

cc: Louis Cable, Assistant Director, FCPA

# FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Chris Bogart/Landscape Architect  
Fairfax County Park Authority

**DATE:** August 16, 1982

**FROM:** Larry K. Johnson/Soil Scientist  
Soil Survey Office

**FILE NO:**

**SUBJECT:** Mosby Woods Park

**REFERENCE:** Tax Reference No. 48-3-001-17B  
48-3-0034-A



In accordance with your memo requesting information on the subject site I am providing our available soil survey information. The soil series are shown on the existing Fairfax County Soil Survey. A site investigation was not made for purposes of this memo.

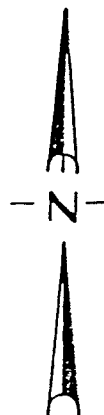
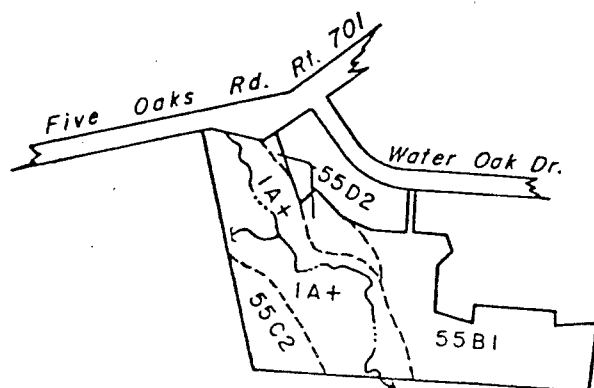
The soils on the site have developed from weathered schist or alluvium overlying schist. The Glenelg (55) soils have good internal drainage and are considered well suited for most park uses. (See attached soil map). The alluvial soils (1A+) have seasonally high water tables during wet periods of the year which will restrict some uses. The alluvial soils (1A+) are subject to flooding during periods of heavy rainfall and storm water runoff.

lv

attachment



SPECIAL STUDY OF MOSBY WOODS PARK. SOIL STUDY REQUESTED BY CHRIS BOGART,  
FAIRFAX COUNTY PARK AUTHORITY.  
TAX REFERENCE NO: 48-3-001-17B  
48-3-0034-A



LEGEND

Soil Symbol

1A+  
55B, C, D  
-----

Scale:

By:

Date:

Soil Name

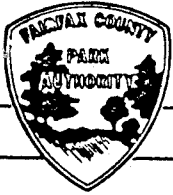
Mixed alluvial land (flood plain)  
Glenelg silt loam  
Soil Boundary

1" = 500 feet

Larry K. Johnson/Soil Scientist

Soil Survey Office

August 16, 1982



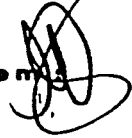
Fairfax County Park Authority

BA

M E M O R A N D U M

To: CHRIS HOPPE, DIVISION OF DESIGN

Date: 9/15/82

From:  MARK SPENCER, COLVIN RUN MILL PARK

Subject: HISTORIC SURVEY FOR MOSBY WOODS PARK & VILLA D'ESTE PARK

In regards to the development of the two parks, the following information may be noted:

- (1) Both park sites are not on the historic county register.
- (2) No significant historic events took place at either park.
- (3) There is no physical evidence of old structures, foundations etc; however when I walked through the parks, they were knee-deep in poison ivy. I will walk through them again during the winter.

References: County Historic Register, Deed Check, Hopkins Map, Civil War Atlas

cc: Rierson, Alexander

CHRIS HOPPI, DIVISION OF DESIGN

9/15/82

MARK SPENCER, COLVIN RUN MILL PARK

HISTORIC SURVEY FOR MOSBY WOODS PARK & VILLA D'ESTE PARK

In regards to the development of the two parks, the following information may be noted:

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- (2) No significant historic events took place at either park.
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References: County Historic Register, Deed Check, Hopkins Map, Civil War Atlas

cc: Rierson

, Alexander



M E M O R A N D U M

To: Chris Bogert, Design Division

Date: 8/20/82

From: Susan Allen, District Naturalist

*SUA*

Subject: Mosby Woods Environmental Assessment

Mosby Woods Park is a 7+ acre park site located in Providence Magisterial District (Tax Map 48-3) adjacent to Mosby Woods Elementary School. The site is linear and currently serves as a buffer between the school and the adjacent residential area.

The site is wooded and contains typical deciduous forest vegetation--oak, poplar, tupelo, dogwood; the understory is overgrown with vines, brambles and shrubby growth. A small storm water runoff stream is bordered by willow and alder. A portion of the site disturbed by sewer construction approximately five years ago was restored with maples and autumn olive.

Sufficient recreation facilities are available on the school site including a "creative playground" to be constructed this fall with partial funding from the FCPA. It is therefore recommended that the site be left in its current natural state.



Fairfax County Park Authority

M E M O R A N D U M

To: Messrs. *Downs, Cable, Heberlein, Aldridge,*  
*Jorgensen, Rierson and Jones*

<sup>14</sup>  
Date: 11-41-82

*Off*  
From: Don Lederer

Subject: Villa D'Este Park and Mosby Woods Park Master  
Plan Stake Outs

The design development master plans have been completed for both these parks and are ready for field review. The stake outs will be held beginning:

Date: Friday, November 12, 1982

Time: 1:30 p.m.

Place: Meet at the end of Savoy Drive

Plans are enclosed. For those unable to attend, please have comments sent to this office by 4:30 p.m. Tuesday, November 16, 1982.

DFL/sh

Attachment

cc: ☒ J. Larry Fones, Recreation Dept.  
☒ Capt. Harper, West Springfield Substation  
☒ Ed Chatelain, OCP  
☒ Pete Johnson, OCP  
☒ Hank D'Antonio, Greenhorne & O'Mara  
☒ Ed Moore, Coordinator, Site Acquisition & Dev. Section, FCPS  
☒ David L. Meadows, Principal Mosby Woods Elementary School  
☒ Chris Hoppe, FCPA  
☒ Willie Llamas, FCPA  
☒ Chris Bogert, FCPA

*Villa D'Este  
white out trail from Northwood  
& to " park sign*

# FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Don Lederer, Superintendent  
Design Division, Fairfax County Park Authority  
**DATE** November 16, 1982

**FROM:** Ed Chatelain, Archaeologist *EC*  
Fairfax County Archaeological Survey

**FILE NO:**

**SUBJECT:** Archaeological Surveys of Villa D'Este and Mosby Woods Parks

**REFERENCE:** Stake-out announcement of 11-1982

Archaeological surveys of Villa D'Este and Mosby Woods Parks were conducted on November 16, 1982. Since no significant archaeological sites were located on either park, and the type of work planned involves limited ground disturbance, no further consideration is warranted.

Don Lederer

11-16-82

Chris Bogert

Villa D'Este and Mosby Woods Parks - Master Plan  
Stake Outs

On Friday, November 12, 1982 master plan stake outs of design/development plans for the two parks listed above were held commencing at 1:30 p.m. with the following in attendance at each park:

Villa D'Este Park:

F.C.P.A. Design: Chris Hoppe, Chris Bogert  
F.C.P.A. Development: Jay Jorgensen  
F.C.P.A. Conservation: Susan Allen  
Greenhorne and O'Mara: Hank D'Antonio, Mark Weglarz

Mosby Woods Park:

F.C.P.A. Design: Chris Hoppe, Chris Bogert  
F.C.P.A. Development: Jay Jorgensen

Comments and conclusions made with respect to each of these two parks are as follows:

Villa D'Este Park:

1. The trail location as flagged was decided to be moved approx. 50-60 ft. further to the southeast (downstream) due to the trails apparent close proximity to the privately owned parcel adjacent to the park on the north. It was noted that the suggested area for the trail to be relocated is virtually impassable due to a very heavy growth of briars and vines, thus the reason it was not flagged as suggested.
2. It was decided to change the note which currently labels the trail from "Nature trail" to "Trail".
3. It was decided to change the note which currently reads "Fair-Weather Stream Crossing" to "Stream Crossing". This comment was intended to allow the F.C.P.A. the design flexibility of providing the most cost effective stream crossing at the time of detail design. Possibilities include a pre-fabricated steel bridge, fair-weather stream crossing or a large culvert with concrete end walls.
4. It was decided to change the comment currently on the plan from "Clean-up underbrush - Maintain open areas along the trail" to "Clean-up underbrush along the trail".

5. It was decided to slightly alter the trail alignment in order to remain within the area of shrubby growth and avoid the maintained open area adjacent to the park on the north.
6. The trail access out to Blue Coat Drive from the top of the slope should diagonally traverse the slope and meet the existing sidewalk on the north side of Blue Coat. Steps may be required to traverse the slope in order to achieve a trail designed in accordance with the guidelines as set forth in the Public Facilities Manual.
7. As had already been decided prior to the stake-out, the trail shown from the end of Northwood Road to join the primary east-west trail is to be eliminated. The park sign at the end of Northwood is also to be eliminated.
8. The evergreen screen shown on the plan was suggested to also be removed if as a result of the preliminary master plan hearing the primary trail is removed, ie. a natural/passive park results.

Mosby Woods Park:

1. It was suggested to either eliminate the 4' wide trail currently shown to be woodchip or designate as asphalt surfacing. The preference seemed to be to eliminate the 4' wide trail as it will probably aggravate the adjoining property owners and a safe school sidewalk already exists along Five Oaks Road and the School's entrance road.
2. It was decided to directly contact the principal of the Mosby Woods Elementary School with respect to the proposed outdoor classroom. This concept may be somewhat repetitive as a result of the recent construction of a small amphitheatre in conjunction with the new adventure playground on the school grounds.

There were no additional comments or questions with respect to the facilities proposed for development at this time by those present at the stake outs.

If anyone has any further comments, please submit them to me by November 22, 1982 for consideration.

DFL/sh

cc: Attendees  
Downs  
Cable  
Heberlein  
Aldridge  
Jorgensen  
Rierson  
Royce



Mosby Woods

J- Copy John Mayhew  
Fred C. H. Lee  
New Route slip  
JPD  
JAH  
DFL  
JJ  
MK

December 14, 1982

Mr. Louis Cable  
Fairfax Co. Park Authority  
4030 Hummer Road  
Annandale, VA

Dear Mr. Cable:

The Mosby Woods School playground has been completed. We appreciate your significant contribution to this project. We thank you for your help and cooperation in making this dream a reality for our children.

Constructing this play area has helped build great community spirit and unity at our school. It was a thrill for us to see so many parents and concerned community workers, such as yourselves, work together in a common goal and friendship.

Again, we express our deepest appreciation for your efforts.

Sincerely,

Susan J. Faust

Susan J. Faust  
President  
Mosby Woods PTA



Fairfax County Park Authority

## MEMORANDUM

To FILE

Date Oct. 17, 1984

From Kirk Holley *mh*

Subject Summary of Meeting with Bob Layne, Principal, Mosby Woods Elementary School

Tuesday, Oct. 16, I met with Bob Layne to discuss the proposed preliminary master plan for Mosby Woods Park. He suggested the following:

- That the "outdoor classroom" facility be modified to be more like a nature center like Hidden Oaks but not at such a large scale. He recognized the staffing and cost difficulties and would entertain any development ideas in this theme. He stated Oakton Elementary and Marshall Road Schools as well as Mosby Woods Elementary would use such a facility. He agreed with the PTA letter that the design of this facility should not duplicate the small amphitheatre on school grounds. Some suggested ideas included information displays, picnic area, and sundial.
- He endorsed the trail plan. He said the school could not offer any financial assistance for construction nor any maintenance. He suggested the trails be kept open and visible to allow school safety patrols and parents to see down them. Safety patrols could not monitor trails not off of school property.
- He endorsed the clustered fitness area although questioned its potential level of use.
- A letter from his office outlining the above is forthcoming for inclusion in the Report.

KWH/mlb

cc: Bob Layne, Mosby Woods Elem.  
Louis Cable, Asst. Director, FCPA  
Don Lederer, Supt. Design, FCPA



FAIRFAX COUNTY  
PUBLIC SCHOOLS

Mosby Woods Elementary School

9819 Five Oaks Road  
Fairfax, Virginia 22031

October 19, 1984

Mr. Kirk Holley  
Project Landscape Architect  
Fairfax County Park Authority  
4030 Hummer Road  
Annandale, Va. 22003

Dear Mr. Holley:

This is in reference to our conference on October 16, 1984 concerning the Mosby Woods Park Master Plan. I'd like to recommend a Nature Center which would provide educational experiences for our students and the surrounding community instead of an open air classroom.

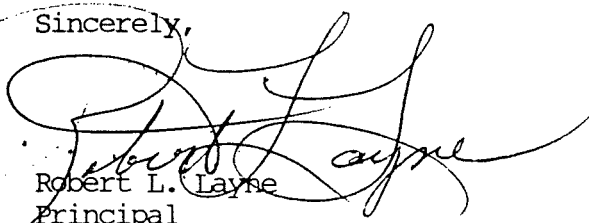
Mosby Woods School constructed a new outdoor play area last year. A modified amphitheater is included in this project, reflecting the outdoor classroom.

The exercise fitness area designated on the plan could be a general picnic area for the community. Students could have a nature study and then remain for lunch.

I'm sure additional money would be necessary to maintain the nature center for this location in the county. There are no facilities of this sort available. Several schools could benefit from this type of center.

I hope you will find these suggestions helpful.

Sincerely,



Robert L. Layne  
Principal

9913 Barnsbury Court  
Fairfax, Virginia 22031  
February 7, 1985

Fairfax Park Authority  
Executive Division  
4030 Hummer Road  
Annandale, Virginia 22003

Re: Villa de 'Este Park

Gentlemen:

Although I was not able to attend the January 29, 1985 hearing held at the Mosby Woods Elementary School and to hear the discussions regarding the proposed park at the end of Northwood Road, which is less than a block from my home, I would like to confirm that I oppose the establishing of any park in this location. I am also opposed to opening Northwood Road to traffic from the Mosby Woods subdivision.

Prior to rendering any decision in this regard, I assume that those people living in close proximity to this area will have another opportunity to share their concerns.

Very truly yours,

*Raymond C. Foote*  
Raymond C. Foote.

RCF

# *Fairfax County Park Authority*

1030 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

February 13, 1985

Mr. Raymond C. Foote  
9913 Barnsbury Court  
Fairfax, VA 22031

RE: Villa D'Este Park

Dear Mr. Foote:

We have received your letter pertaining to the preliminary master plan for the referenced park. We have noted your comments regarding the following items: (1) that there should be no development of Villa D'Este Park, and (2) that Northwood Road should not be "opened to traffic from the Mosby Woods subdivision".

These comments will be placed with the others received and taken into consideration before the final adoption of the master plan.

I thank you for your interest in this project.

Sincerely yours, . . .

Kirk W. Holley  
Landscape Architect

KWH/jpb

cc: John Mastenbrook  
Louis A. Cable/  
Donald F. Lederer

2/12 → Kik A / Baul  
Hedge respond...

9869 Sweet Mint Drive  
Vienna, VA 22180  
February 9, 1985

cc John Mayhew  
Fred Chappell

Louis A. Cable  
Assistant Director  
Fairfax Co. Park Authority  
4030 Hummer Road  
Annandale, VA 22003

Dear Mr. Cable,

I attended the meeting of the Villa D'Este and Mosby Woods parks at Mosby Woods Elementary School on January 29th. I was appalled to learn that the people residing in those communities had met with park personnel two years ago saying they wished to have their parks remain untouched -- only for their requests to be disregarded and the park authorities going ahead to develop three plans for the parks.

My feelings coincide with the persons who attended the meeting again last month asking -- again -- that the parks remain untouched. They have valid reasons for their requests. The two major reasons, in my opinion, are that should there be anything put into the parks, the parks will then be even more appealing to minors who are seeking out places for escape from school and from the acceptable social activities of the community. Additionally, as was pointed out at the meeting, any development of the parks might also encourage persons of a devious nature, resulting in an increase of criminal activities and possibly even resulting in residents being physically harmed.

I will be very interested in receiving the outcome of the procedures relating to the Villa D'Este and Mosby Woods parks. Hopefully the park authority will respect the wishes of the community and leave the parks alone.

Why is a non-resident of those communities interested? Because what happens in these procedures will indicate what I might expect to happen in my community some day. It will be reassuring for me to learn that the majority of a community rules. It will also encourage me to continue wanting to participate in local community matters if it proves that decisions are made by those interested enough to physically appear and actively participate in the decisionmaking process.

Sincerely,

Maeke Linn  
Maeke Linn

# 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  
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Dorothy S. Norpel  
Raymond W. Philipps  
  
**Director**  
Joseph P. Downs  
**Assistant Directors**  
Louis A. Cable  
James A. Heberlein

February 13, 1985

Ms. Maeke Linn  
9069 Sweet Mint Drive  
Vienna, VA 22180

RE: Mosby Woods and  
Villa D'Este Parks

Dear Ms. Linn:

We have received your letter pertaining to the preliminary master plan for the referenced parks. We have noted your comments regarding the following items (1) that the parks remain undeveloped and (2) that development may attract park uses which would be undesirable to the community.

These comments will be placed with others received and taken into consideration before the final adoption of the master plan.

I thank you for your interest in this park project.

Sincerely yours,

Kirk W. Holley  
Landscape Architect

KWH/jpb

cc: John Mastenbrook  
Louis A. Cable/  
Donald F. Lederer

*Please  
Respond*

February 11 - 1985

*Art. Masterbrook  
& Crabtree*

Mr. Downs  
Executive Office  
4030 Hummer Dr.  
Annandale Va. 22003

Dear Mr. Downs

I am writting in regards to the meeting my husband and I attented concerning the Fairfax County Park "Villa de Vista".

We think this is the last thing we need in here is a park.

I have the pleasure of feeding the wild animals and watching them make their homes. Why deprive them of this? Life is so cruel.

God put us all here for a purpose, encluding our little friends.

My husband and I are getting along in age and we enjoy this kind of life.

If a park is developed in here it will destroy all the wild life and their homes. We have enough to content with, the kids abuse our trees not to mention the fires we have found that have burned out.

I would like to bring to your attention if there is someone needing a walkway to Metro. There is a very nice blacktop walkway going from Mosby Woods Subdivision to Five Oaks Road, which continues on to Blake Lane.

We have conferred with Mr. Crabtree and Mr. Masterbrook concerning our property. My home would be facing the park, our property line is adjacent to the park land. If the park is developed, we would preferr to have a fence instead of the trees.

Sincerely

*Gifford & Mary Shirley  
3131 Barley Rd.  
Fairfax Va 22031*





# MOSBY WOODS COMMUNITY ASSOCIATION



*Kirk H. / Dan C. Please respond.*

February 18, 1985

Mr Louis A. Cable, Asst. Director  
Fairfax County Park Authority  
Annandale, VA 22003

*cc J. [unclear] F. [unclear]*

Dear Mr. Cable:

On behalf of the Mosby Woods Community Association I am forwarding herewith the gist of our testimony of January 29, 1985 regarding the proposed Villa D'Este Park.

In essence, this is a restatement of our position set forth in June 1982. The Association continues in its strong feeling that the area referenced not be developed into a recreation park. We are virtually unanimous in recommending that the plot be left as it is in its current natural state.

Villa D'Este park, if developed, would be adjacent to the community of Mosby Woods and would therefore entail some sort of access to the park through the community. The obvious entrance/exit would be at the end of Blue Coat Drive, which would result in great personal inconvenience to adjacent residents. Further, the capacity of the street to assimilate additional traffic and parking is nil.

We see no feasible and acceptable access from Mosby Woods to such a park, and again firmly request that the area be left as it is and not further developed.

Sincerely,

*John W. Kelsey*  
John W. Kelsey  
President,

Mosby Woods Community Association

*copy Crabtree*



City of Fairfax

*Kiskitt*  
*8/87*  
*Respect*

Recreation Department  
3730 Old Lee Highway  
Fairfax, Virginia 22030  
(703) 385-7858

February 19, 1985

*ck*  
*J. Mason*  
*F. G. Little*

Mr. Joseph Downs  
Executive Director  
Fairfax County Park Authority  
4030 Hummer Road  
Annandale, Virginia 22003

Dear Mr. Downs:

On behalf of the City of Fairfax Park and Recreation Advisory Board (PRAB), this is to go on record as opposing any development by the Park Authority of the Mosby Woods and Villa D'Este park areas.

We understand that several years ago Mr. John Mason, then Chairman of PRAB, sent a letter to the Park Authority supporting the development of Villa D'Este Park from the perspective of trails planning. At the time, Villa D'Este offered a possible connection for a trail route from the City of Fairfax to the Vienna Metrorail Station. These plans have totally changed since then, however. The City's trail system will now be connected to Metrorail and Northern Virginia Regional Park Authority's W&OD Trail by another route, with the assistance of NVRPA. We want to emphasize that Mosby Woods and Villa D'Este Parks do not provide any link whatsoever to any current or planned City of Fairfax trails.

We are also aware of the virtual unanimous opposition to any development of these areas expressed by the citizens of Fairfax at public hearings conducted by the Park Authority on June 19, 1982 and again on January 29, 1985.

In conclusion, based on the overwhelming opposition to these projects expressed by our residents, and due to the fact that the proposed park areas no longer have any relevance to our trails system, the Park and Recreation Advisory Board urges the Park Authority not to develop these areas and to use the funds for this project elsewhere.

Sincerely,

*Arthur F. Little*

Arthur F. Little  
Chairman, Park and Recreation  
Advisory Board

AFL:jhg  
cc: Honorable Mayor and Members of City Council  
Edward A. Wyatt, City Manager  
Members of PRAB



# Discover your parks...

12-26-84  
PA 796

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

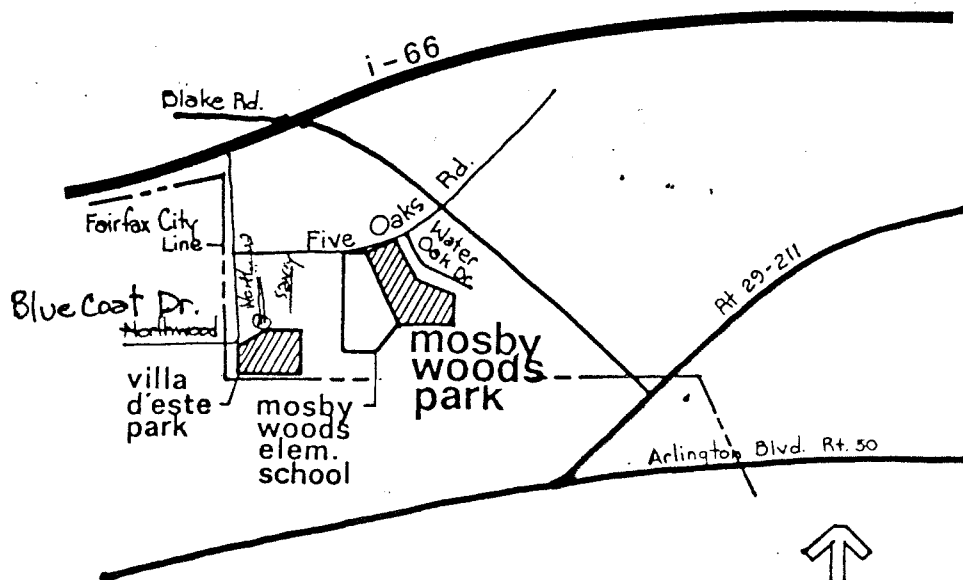
PLEASE HELP US DISTRIBUTE THIS INFORMATION TO FRIENDS, NEIGHBORS, AND GROUPS  
INTERESTED IN THIS TOPIC. THIS PRELIMINARY PLAN IS NOT FINAL  
AT THIS POINT IN THE PROCESS; WE URGE YOU TO COMMENT!

## PUBLIC HEARING FOR PRELIMINARY MASTER PLANS OF MOSBY WOODS PARK AND VILLA D'ESTE PARK

The Fairfax County Park Authority is holding a public hearing on January 29, 1985 at 8:00 p.m. in the cafeteria of Mosby Woods Elementary School, 9819 Five Oaks Road, Fairfax, Virginia for the purpose of presenting the preliminary master plans of Mosby Woods and Villa D'Este Parks. The Park Authority would like to hear your opinion of the preliminary master plans and listen to your ideas concerning the parks. This proposal is a result of community participation in the forum held June 1982 at this school as well as careful study/analysis of various concept plans.

Both parks are located within close proximity to each other and a number of neighboring communities. Both parks have similar natural features and share similar off-site characteristics. It is assumed that any improvements of either site will affect many of the nearby communities. Therefore, the Park Authority decided to incorporate both parks into the master plan process in an effort to maximize planning efficiency.

The two community parks, located in Providence District, are bounded by I-66, the Fairfax City line, Arlington Boulevard, and Blake Lane. Mosby Woods Park is at 9813 Five Oaks Road off of Blake Lane. It was acquired through purchase and dedication in three transactions between 1964 and 1977. Villa D'Este Park is at 3120 Northwood Road off of Five Oaks Road southeast of Mosby Woods Park and Elementary School. It was acquired through purchase of 6 acres in 1974 and dedication of the balance in 1978.



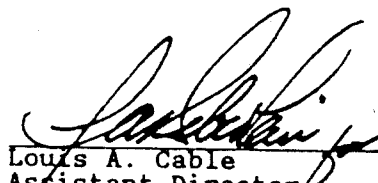
LOCATION MAP

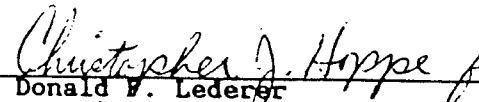
Neither site has any existing recreational facilities on it. Both sites have a stream, are rolling with small perimeter hills, and are moderately wooded. No on-site factors prevent development at either site, however extensive grading, drainage modification and other site work would be required for construction of a large recreational facility.

Interested persons may review the rendered preliminary master plans and the in-depth report at the Fairfax County Park Authority Headquarters, or at the Mosby Woods Elementary School. Additional copies of this flier may be picked up at the Park Authority Headquarters or at the school. The in-depth report may be obtained for a fee, only at the Park Authority Headquarters (hours: 8:00 to 4:30 p.m., Monday - Friday). To reach the Park Authority Headquarters, take Rt. 495 to Little River Tnpke. East Exit; turn left off of Little River Tnpke. at the first stoplight to Hummer Road; proceed on Hummer Road for 1/4 mile to the park entrance on the left. The school can be reached by travelling west on Route 50, making a right on Old Lee Highway, an immediate left on Blake Lane Road, and travelling about 1 mile to a left at Five Oaks Road. The school is 1/2 mile on the left at 9819 Five Oaks Road.

Persons, groups or organizations receiving this flier are urged to have a representative at the hearing to present their views on behalf of the individual/organization. If you wish to speak at the public hearing, please register with Mrs. Lauren Bisbee at the Park Authority Headquarters, 941-5000, ext. 261. THIS PRELIMINARY PLAN IS NOT FINAL AT THIS POINT IN THE PROCESS; WE URGE YOU TO COMMENT!

There will be a lapsed time of one month following the hearing for citizens to submit in writing (as individuals or collectively through their organizations) more specific comments. After all requests have been considered, the plans will be presented to the Park Authority for the final approval and ultimate development program, if appropriate. The public is welcome to attend the Park Authority meeting when the preliminary master plans are presented for adoption, however, no public comments will be accepted at that regularly scheduled FCPA meeting. All individuals and/or groups sending letters, petitions or in attendance at the hearing will be notified in advance of the plans coming back before the FCPA for consideration. Anyone else wishing to be placed on the mailing list regarding these parks, please call Mrs. Lauren Bisbee. The project coordinator for these preliminary plans is Kirk Holley, Landscape Architect with the Fairfax County Park Authority, 941-5000, ext. 225.

  
Louis A. Cable  
Assistant Director  
Fairfax County Park Authority

  
Christopher J. Hoppe for OFC  
Donald W. Lederer  
Superintendent of Design  
Fairfax County Park Authority

MOSBY WOODS PARK

PRELIMINARY MASTER PLAN

Site Description: The 7.1 acre site is moderately sloped and wooded. Half of the site is covered by floodplain; those soils and that area are only fair for development. No other site conditions restrict development although the site is crossed by many utility easements. Except for a few unimproved trails, no recreational facilities exist on site.

Preliminary Plan Description: The preliminary master plan shows a 6' wide asphalt trail from Water Oak Drive to the neighborhood school (approx. 720 linear feet) with a 4' wide woodchip trail lateral (approx. 320 linear feet) both with vehicle barricades. The stream crossing is a low maintenance concrete fair-weather fording. A clustered fitness area with 10 to 15 fixed stations is shown near the school as is an outdoor classroom area. Such facilities would not duplicate what now exists at the adjacent school. The majority of the site is left in a natural, undisturbed state. No lighted facilities are planned.

Preliminary Cost Estimate:

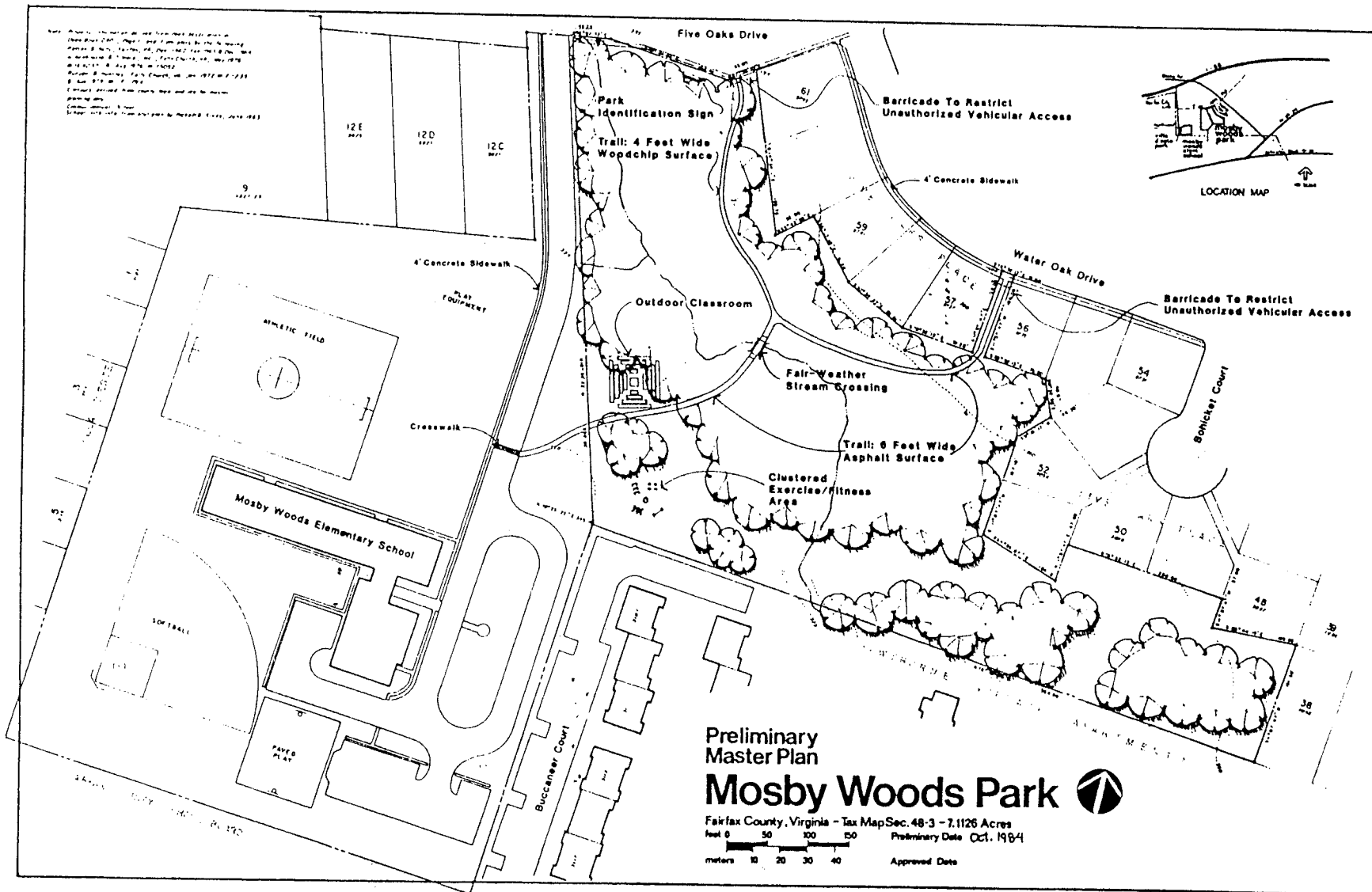
• Trails including stream crossing and barricades	\$31,507 ✓
• Clustered fitness area	\$10,800 ✓
• Outdoor classroom	\$ 5,400 ✓
• Signage and landscaping	\$ 4,080 ✓
Subtotal facilities	\$51,787
• Design/engineering fees	\$ 6,991 ✓
• Contract administration	\$10,697
TOTAL COST ESTIMATE	\$69,475

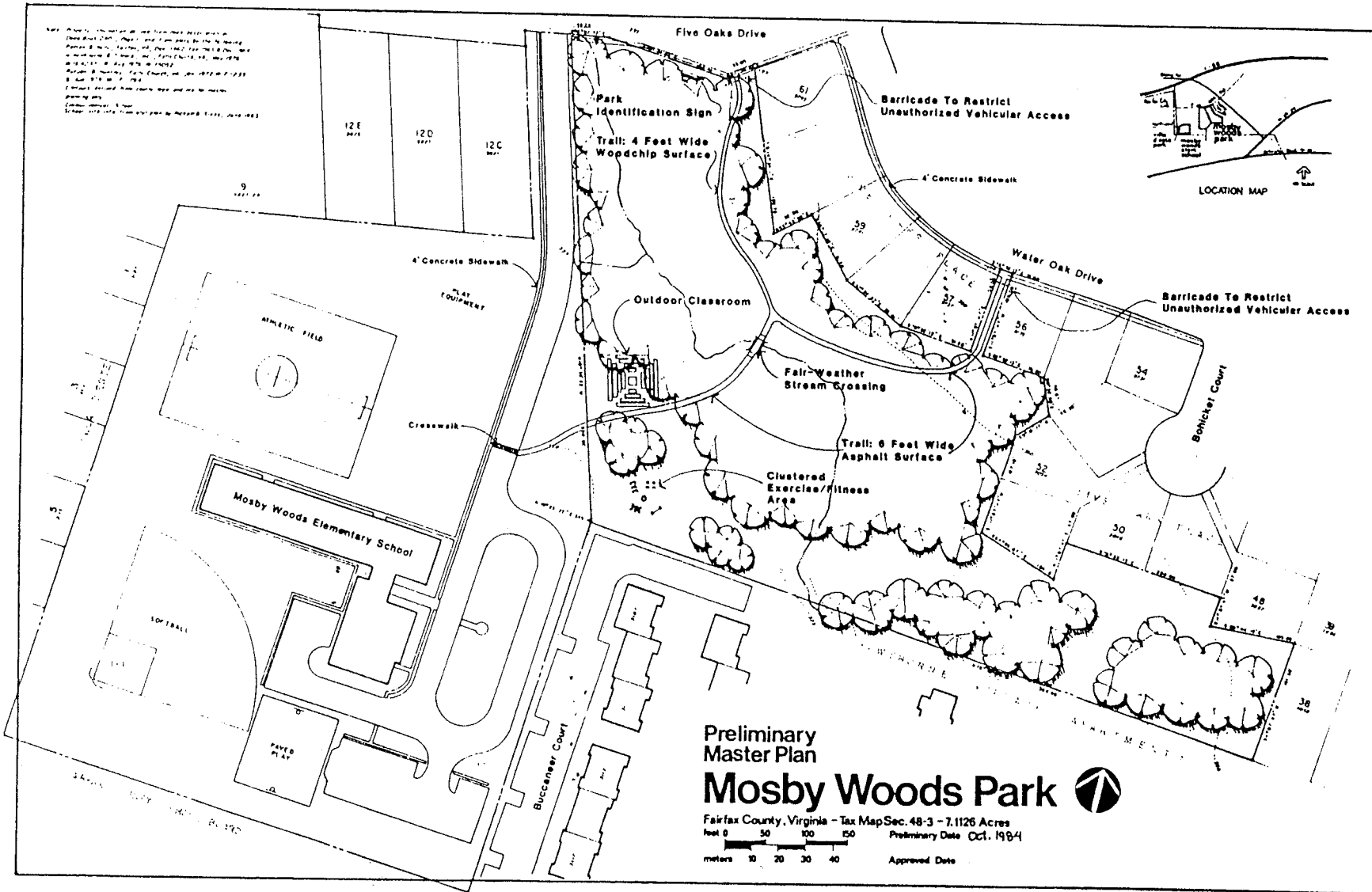
Preliminary Annual Maintenance Costs:

• Trails and stream crossing	\$734
• Clustered fitness area	\$830
• Outdoor classroom	\$200
• Landscaping	\$200
TOTAL COSTS	\$1,964

Recommended Phasing: The total cost estimate of \$69,475 exceeds available funding. Currently, there is no available money for design or development this fiscal year. There is \$7,637 available through bond funds originally programmed for use in fiscal years 1986 and 1987.

• Phase I (Recommended FY 85)	
Design/engineering fee with consultant	\$6,991
Site signage	\$ 480
TOTAL PHASE I	\$7,471
• Phase II	
All site development	\$51,307
Contract administration	\$10,697
TOTAL PHASE I	\$62,004
TOTAL ALL PHASES	\$69,475





VILLA D'ESTE PARK  
PRELIMINARY MASTER PLAN

Site Description: The 9.0 acre site is rolling and mostly wooded. A small stream crosses the site leaving 1/3 of it in flood plain. The flood plain and soils are only fair for development. No other site conditions restrict development although this site is crossed by many utility easements. No recreational facilities exist on site.

Preliminary Plan Description: The preliminary master plan shows a 6 foot wide wood chip and gravel trail (approx. 1240 linear feet) with vehicle barricades. The stream crossing is a low maintenance concrete fair-weather fording. Landscape evergreen screening and signage are also shown. The majority of the site is left in a natural state. No lighted facilities are planned.

Preliminary Cost Estimate:

• Trail including stream crossing and barricades	\$30,067
• Signage and landscaping	\$ 5,280
Subtotal Facilities	\$35,347
• Design/engineering fees	\$ 3,535
• Contract administration	\$ 6,388
TOTAL COST ESTIMATE	\$45,270

Preliminary Annual Maintenance Costs:

• Trails and stream crossing	\$1,122
• Landscaping	\$ 200
TOTAL COSTS	\$1,322

Recommended Phasing: The total cost estimate of \$45,270 exceeds available funding. Currently \$419 is available. Through fiscal year 1987 a total of \$36,457 is available for design and development. In order to build with existing funding it is recommended a lesser quality trail be initially constructed for a savings of \$10,229. This would result in reduced development costs of \$35,041. Funds for final trail development could be made available through future bonds.

• Phase I (recommended FY 85)	
Trail and crossing	\$24,216
Signage and landscaping	\$ 3,504
Subtotal Facilities	\$27,720
Design engineering	\$ 2,772
Contract administration	\$ 4,549
TOTAL PHASE I	\$35,041
• Phase II	
Trail improvement	\$9,229
Contract administration	\$1,000
TOTAL PHASE II	\$10,229



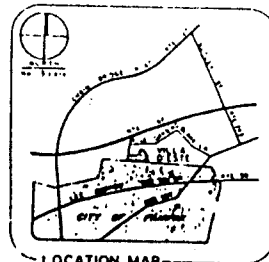
Preliminary  
Master Plan

# Villa D'Este Park

Fairfax County, Virginia - Tax Map No. 48-3 - 9.0 acres  
by: Greenhorne & O'Mara, Inc. - Fairfax Virginia

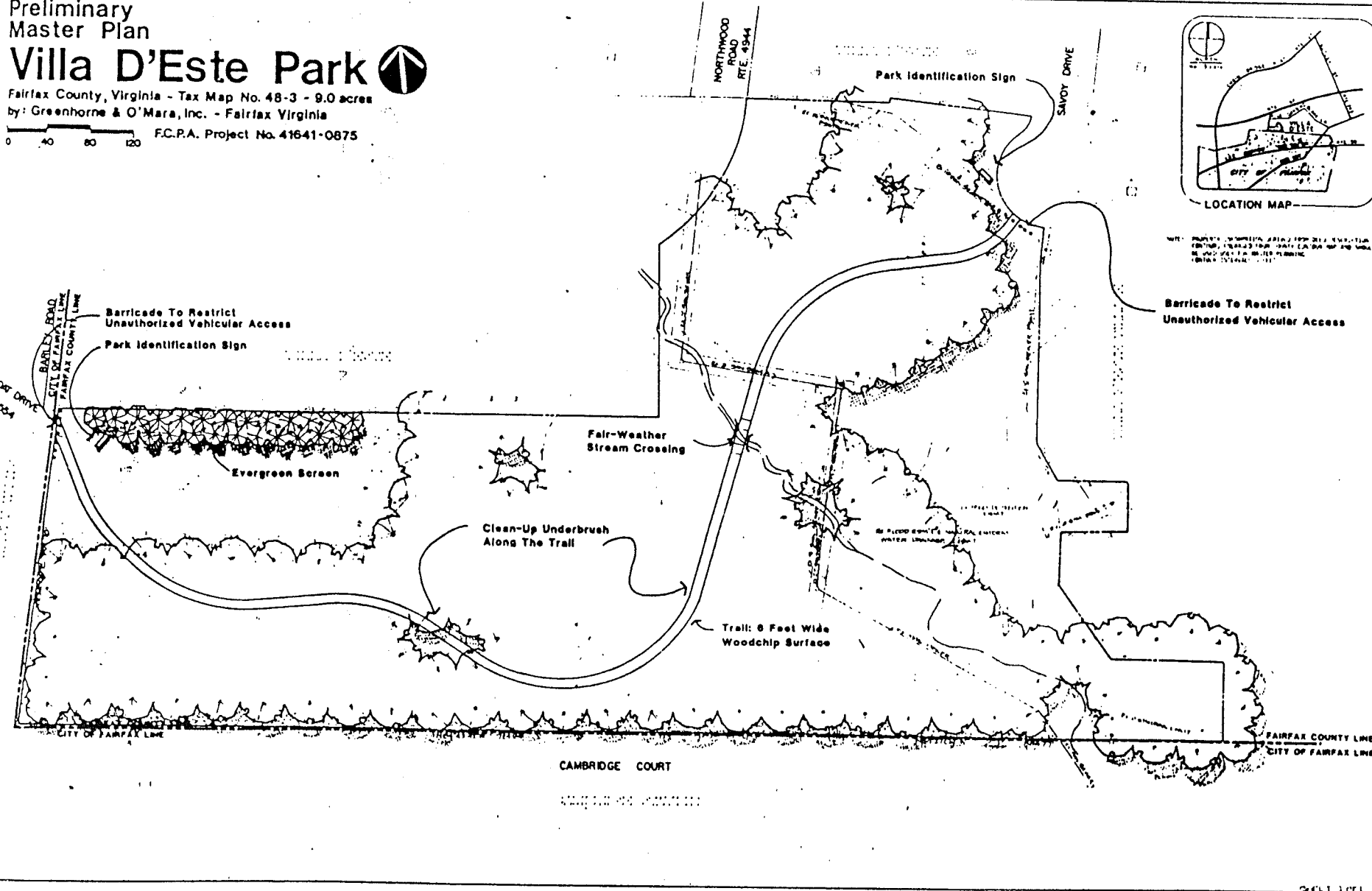
F.C.P.A. Project No. 41641-0875

0 40 80 120



LOCATION MAP

NOTE: PROPERTY BOUNDARIES ARE SHOWN FROM 2012 AERIAL PHOTOGRAPHY. COORDINATES FROM 1983 DATA. LAND TOP AND BOTTOM OF ROAD DATA FROM 2012 PLANNING STUDY. 11/1/11

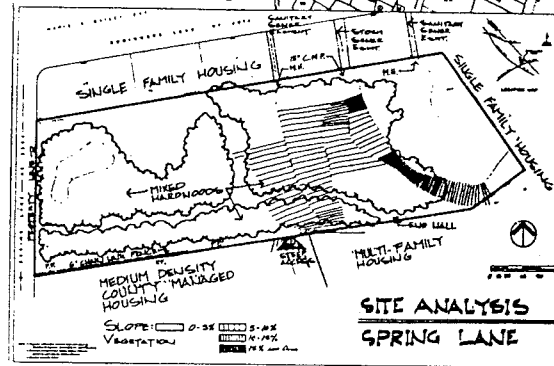


# HOW ARE PARKS DESIGNED?

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.

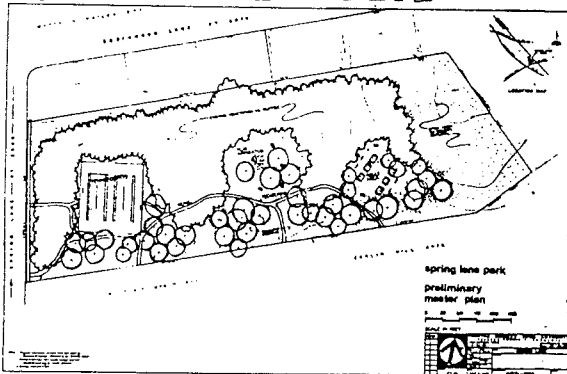


FAIRFAX COUNTY  
PARK AUTHORITY

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



## 3 PRELIMINARY MASTER PLAN



## 2 FORUM AND/OR QUESTIONNAIRES

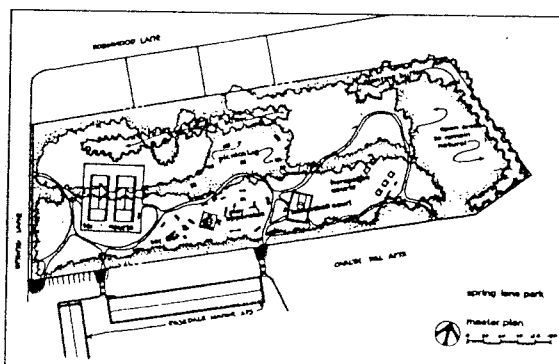
THE SECOND STEP IN THE PROCESS IS TO GATHER INFORMATION FROM THE FAMILIES WITHIN AN APPROXIMATE ¼ OR ½ MILE RADIUS OF THE PARK BY HOLDING A PUBLIC FORUM AND/OR DISTRIBUTING QUESTIONNAIRES. THE PUBLIC RESPONSES GIVE THE PARK AUTHORITY AN IDEA OF THE DEVELOPMENT (OR LACK OF IT) THE PEOPLE FEEL IS APPROPRIATE FOR THE PARK.

Public Hearing and Questionnaire Form. The form includes sections for 'Public Hearing' and 'Questionnaire'. The questionnaire section has a table for recording responses from different groups of people.

Group	Response
1. Age Group	
2. Sex	
3. Education	
4. Income	
5. Home Ownership	
6. Length of Residence	
7. Number of Children	
8. Number of Vehicles	
9. Number of Pets	
10. Number of Frequent Visitors	
11. Number of Frequent Visitors (Other)	
12. Number of Frequent Visitors (Other)	
13. Number of Frequent Visitors (Other)	
14. Number of Frequent Visitors (Other)	
15. Number of Frequent Visitors (Other)	
16. Number of Frequent Visitors (Other)	
17. Number of Frequent Visitors (Other)	
18. Number of Frequent Visitors (Other)	
19. Number of Frequent Visitors (Other)	
20. Number of Frequent Visitors (Other)	

## 4 FINAL MASTER PLAN

THE RESULTS OF THE SITE ANALYSIS AND THE FORUM AND/OR 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.

MOSBY WOODS & VILLA D'ESTE PARKS  
PUBLIC HEARING  
SUMMARY

HELD: January 29, 1985 at 8:00 p.m. in the Mosby Woods Elementary School cafeteria.

ATTENDEES: John Mastenbrook (Chairman), Fred Crabtree, Ray Philipps, and Alan Mayer of the FCPA Board; Louis Cable, Kirk Holley, Susan Allen and Lauren Bisbee of FCPA staff, and approximately 40 citizens representing themselves and the following groups: Cambridge Station C.A., Villa D'Este C.A., Mosby Woods C.A., and Savoy Drive.

Mr. Mastenbrook introduced the other Board members and staff and explained the park design process. He mentioned that a forum was held in June of 1982.

Kirk said that because of the close proximity of the two parks (within 1/2 mile) and because they are both community parks, it was decided to design the two together to save staff time. (We expected the community input would be much the same for both parks.) Using an overhead projector Kirk showed the locations of both parks, service radius, access, acquisition history, nearby parks and schools and their facilities and how these compare to FCPA facility standards, zoning around both parks. He explained the on site analysis for Villa D'Este and then for Mosby Woods, which included: slopes information, soils, vegetation, summary analysis showing utility easements, and access points. Slides of Villa D'Este showed entrance off Savoy Drive, small creek, south portion near Cambridge Station, and entrance off Bluecoat Drive. (At this point, a citizen said that the land at end of Bluecoat Drive [which ends on a diagonal] was her private property and not park property.) Kirk reviewed the forum results for Villa D'Este, input from other County agencies and FCPA divisions, letters received following the forum, and funding available. He explained that using all this information staff developed three concept plans. Out of these three, concept 1 was selected to be developed into the preliminary master plan. Kirk reviewed this plan in detail (Attachment I). He also explained the maintenance schedule and phasing. He then showed slides of Mosby Woods Park which showed the park entrance, entrance to school, bridge, stream, bordering properties, and the Mosby Woods play facility. He explained that the forum-comments, together with letters received from citizens, other County agencies, and FCPA divisions for Villa D'Este were adapted to the Mosby Woods site. He reviewed the funding available, three concept plans developed, preliminary master plan, cost estimate and phasing. Concept 3 was selected to be developed into the preliminary master plan (Attachment I).

Kirk cleared up a discrepancy in the cost estimate figure in the mailout vs. the master plan report. The mailout figure is the correct one.

SPEAKERS:

1. John Kelsey, President, Mosby Woods Community Association, 3223 Plantation Parkway, Fairfax 22030.

The Association is in much the same position as it was three years at the forum in June of 1982 when they last provided their input on the parks. The Association still recommends that the area be left in a natural state and not be developed into a recreational area. The residents in the immediate vicinity of the park feel strongly about this. If they can't control the development of the park, then they recommend minimum development to include only a walking path and minor play areas. No athletic facilities. If there is a walking path, then prohibit access for any wheeled vehicles. No access road from Bluecoat into the park. Do not make any parking facilities available for those that might use the park. Afraid people would park at end of Bluecoat if recreation facilities are developed; this would create problems.

2. Bettie Gee, President, Cambridge Station C.A., 9716 Ranger Road, Fairfax, 22030

They border Villa D'Este on the south side.

They have reviewed the forum results and they were rather suprised to see the preliminary master plan developed because the concensus was that it be left in its natural state, undeveloped. She is very pro parks but there is a concern about development of small parks that are limited in use. Development would create problems for surrounding residential communities. Propose spending funds on maintaining existing playing fields.

3. Verlon Bass, 9737 Water Oak Drive, Fairfax 22030

Lives adjacent to Mosby Woods. Agrees with previous two speakers. They do need parks but most of this site is drainage field and would be hard to develop. There would be many people going in and out of the park. Opening up of paths would create too much traffic through the park and he would be concerned for the security of his home and his children.

Give the funds to Mosby Woods PTA for play equipment.

4. John Fitzpatrick, 3122 Savoy Drive, Fairfax 22031

The concensus of the forum was no development in Villa D'Este.

Mentioned that in the master plan report the FCPA recommends a native plant rescue operation.

This plan is a waste of money - they don't want it.

Wildlife is being squeezed out.

Is beginning to feel pressured - three years ago they told PA they didn't want anything done but a 100 page master plan report was done anyway. FCPA bureaucratic process is making a sham of the democratic process. Why did they have to come back here tonight to tell the FCPA they don't want it? Feels they don't have any voice in the matter - somebody was paid to develop a plan that they don't want.

Mr. Mastenbrook said the democratic process is still operative.

5. Mrs. Mary Shirley, 3131 Barley Road, Fairfax 22031

Lives adjacent to Mosby Woods Park.

Shared some of her experiences with this piece of property. Doesn't dare to walk in her property or park. They have found tree houses, pornographic books and magazines, spray painted obscenities in the snow and carvings on her trees; and there have been fires set.

How are people going to enter the park? There will be no access from Barley Road where she lives. This park has been quite a nuisance to her; she has "No Trespassing" signs. The FCPA is not using her easement for access, no way. Can't understand why anyone would want a park here. The kids play here and use it anyway, drinking, and carrying on, so why invest money in it?

Mr. Mastenbrook asked her how she felt about the tree buffer? Mr. Shirley said it will not keep out trespassers. If there is an easement here, he is afraid kids will drive and park in their yard.

Mr. Mastenbrook asked them to please be specific about their recommendations for parkland near their property and to perhaps put it in writing to the FCPA.

6. Barbara Anderson, 9907 Barnsbury Court, Fairfax 22031

There is a large pond near site (across street from Mosby Woods). When this site is developed, how will it affect the pond?

Mr. Mastenbrook said this is not park property.

7. Steven Weidman, 3113 Northwood Road, Fairfax 22031

He was in on the zoning of the development near the pond, and the developer agreed to build around it. The new CA will maintain it.

10. Mrs. Alvin Cowan, 10007 Bluecoat Drive, Fairfax 22030

At the forum, they pleaded with FCPA to hear what they were saying to us. They said emphatically no. She is appalled that they have to plead again tonight. Everyone is saying no development of this park. FCPA should not spend any more funds on this park (staff time, proposals, meetings, etc.). Just drop it.

11. Mr. Thomas Jones, 9823 Five Oaks Road, Fairfax 22031

Represents himself and his neighbor Mrs. Goddard. Leave Mosby Woods as is in a natural state. Development will cause problems here. The new play area (school) has drawn parties, trash, etc. that no one will take responsibility for (School Board or otherwise). This may happen in parkland too.

The wildlife have been driven out of the area - they need natural areas.

The Forum in 1982 did not address Mosby Woods area therefore it should not be brought up here tonight before they are given the opportunity of a forum.

The area is too small, it cannot stand the development. It will bring outside problems. Nottoway is nearby with ample facilities.

Mr. Crabtree asked if he was saying that the play area had caused problems. He said yes it had, but with the help of the Park Authority, the School Board put in buffer of trees which has helped some.

Mr. Mastenbrook asked if he was experiencing trespassing from the development east of the park, from children trying to get to the school by the shortest route. Mr. Thomas said no but the next speaker said yes.

12. B.N. Kinello, Bohicket Court

Children do use their property as an access way to get to school. Daytime use doesn't bother her but it would bother her if they used it at night. She has been robbed two times in six years. One of those times, it was done by children. Doesn't want a nuisance area developed here. Don't make access to the homes easier. It poses a security problem and she is not sure it adds much to the area.

Only certain people were notified in advance of the public hearing - not sure adequate representation is here. Community at large is not aware of this proposal.

Doesn't object to outdoor classroom to help the children.

Mr. Mastenbrook said the Mosby Woods parcel was acquired to provide green space between community and school. The reason he asked about trespassing was because one objective of plan was to provide access to the school. Ms. Kinello said the children who use the paths are the older children who attend the high school.

Mr. Philipps - Re: Mosby Woods - Asked if there was any objection to outdoor classroom? Several citizens said yes. If the FCPA puts a roof on top of it the kids will use it to hang out, for beer parties, etc.

Several citizens questioned the PA procedures and asked why Mosby Woods Park wasn't given a forum? Mr. Cable said the PA decided after the Villa D'Este forum to bring the two together for planning purposes. In this instance, we asked the Board to modify the planning procedure.

13. Rose Quinn, 3108 Savoy Drive, Fairfax 22031

If it is not developed and left as is, what is the eventual disposition of that property? Would FCPA sell it? Mr. Cable said since some of land was dedicated, it has to remain open space.

A citizen asked if no matter what they said tonight, the FCPA process still has to be followed? Mr. Mastenbrook said the record has to remain open for 30 days and then full Board action is required. Mr. Cable said your message is loud and clear tonight though.

A citizen accused the PA of modifying its procedure when it is convenient to us. Mr. Mastenbrook said that it is a procedure and not a legal requirement.

A citizens asked why Fairfax County can't have an area remain natural? (similar to the Reston open space program.) There are lots of animals in this park; why take their homes away from them? Take wildlife into consideration. They need a place also.

Mr. Mastenbrook said that the Park Authority loves preserved natural space with a trail system (just like Reston). He said that the very fact that we have a park here means we have preserved a green space and he hasn't heard anyone say they don't want a green space. Several citizens yelled that they didn't believe that he could say that. Mr. Mastenbrook tried to explain what he meant but the citizens would not let him continue and interrupted yelling that he was trying to say that people here don't like parks. They said they love parks but they want it for all creatures. Mr. Mastenbrook asked how the users were going to get into the park (access)? Will they trespass to get to the park? The citizen screamed back that Mr. Mastenbrook didn't know what he was talking about and that that was his problem. The citizens said the kids do not trespass.

At this point a teenager said he thought it would be a bad idea to build a park here, because other kids his age would misuse it. They have access now and can play here. If FCPA builds park, you are talking about problems you cannot control, drugs, etc.

Mr. Crabtree said he lives on Five Oaks. He has been on the PA for 16 years. We have the finest park system in the U.S. The planning process has been carried out in democratic process. He said there is a word going around Fairfax County called "NIMBY" which means "not in my backyard." The message is clear to the PA that you don't want any development. The forum results do show though that quite a few people wanted trails and the PA just tries to satisfy all the different groups. Mr. Crabtree asked if they would like the park cleaned up and a tree buffer planted? He mentioned that he has experienced similar problems with the kids near his house (drugs, etc.) He said that the PA is sensitive to what you are saying; and he hoped that tempers will cool a little bit. He added that he feels Mr. Mastenbrook has been very patient and thought that everyone had had a chance to speak.

Mr. Mastenbrook thanked the citizens for coming and giving their views and said that the Park Authority had been listening. He closed the hearing at 9:45 p.m.