



Fairfax County Park Authority

M E M O R A N D U M

To: Don Lederer

Date: 12-13-78

From: Ed Nenstiel

Subject: Mt. Eagle Park Master Plan

Recommendation:

Park Authority move to send the Mt. Eagle Park Preliminary Master Plan to public hearing.

Statement:

The preliminary master plan has been prepared by the Park Authority staff based upon a detailed analysis of off-site as well as on-site factors. In addition, input from potential users was solicited through meetings held with leaders of area civic associations.

The plan is partially based up on a donation of fill material for the site which is to come from the contractor working on the adjacent Metro property. Attached is a copy of the preliminary master plan and report.

EN/sh

a  
preliminary  
master plan

**N 4.**

**RK**

MASTER PLAN REPORT

OF

MT. EAGLE PARK

PREPARED FOR:

FAIRFAX COUNTY PARK AUTHORITY

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

AUTHORITY MEMBERS:

FREDERICK M. CRABTREE, CHAIRMAN  
ESTELLE R. HOLLEY, VICE CHAIRPERSON  
LYLE C. MCLAREN, SECRETARY-TREASURER  
NEWTON B. EDWARDS  
GLENN B. FATZINGER  
CALVIN HILL  
JOHN MASTENBROOK  
ROBERT D. MOSS  
JEAN M. SKORUPSKI  
JAMES F. WILD

PREPARED BY:

FAIRFAX COUNTY PARK AUTHORITY STAFF  
EDWARD NENSTIEL, LANDSCAPE ARCHITECT

NOVEMBER 1978

MT. EAGLE PARK  
PRELIMINARY MASTER PLAN REPORT

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## I. INTRODUCTION

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 categories listed below. However, the list is not restrictive since citizen needs, both present and future, may require acquisition of combination park types or ones that differ from all of the categories listed below. It is also true that the typical types of facilities listed under each category are neither all-inclusive nor mandatory. All of these park categories and recreational facilities are important in a well-rounded park system and must be provided if Fairfax County is to continue to provide a desirable living environment for its citizens.

A community park, the most frequently occurring park category, is designed to provide for daily relief within an urban setting. Community parks are therefore oriented towards a few hours of activity for passive or active purposes. They are designed to emphasize short term visits and are convenient and often accessible by foot or bicycle for after school, after work or weekend activities with limited or no parking. Community parks are the smaller ones serving the County's numerous neighborhoods and generally range in size up to twenty-five acres. Facilities often provided in fully developed community parks may include playgrounds, tot lots, athletic fields, open play areas, basketball courts, benches, walks, gardens, picnic areas, tennis courts, shelters with restroom/concession facilities, parking, trails and lighting where necessary. They can be wooded, suitable for passive uses.

Master planning is the process of arranging man-made and natural objects on the land in an orderly fashion 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 construction is done. Development of the facilities on the master plan may take place over an extended period of time (five, ten or more years) depending on the size of the park.

This master plan report is designed to supplement the master plan in explaining the methodology and rationale which went into the design of this park.

## II. OBJECTIVES

The major goals of this plan are:

- A. To develop the site into a useable, community recreation space.
- B. To provide a distinctive community focal point for typical suburban subdivision.
- C. To produce a plan for the development of a community park.

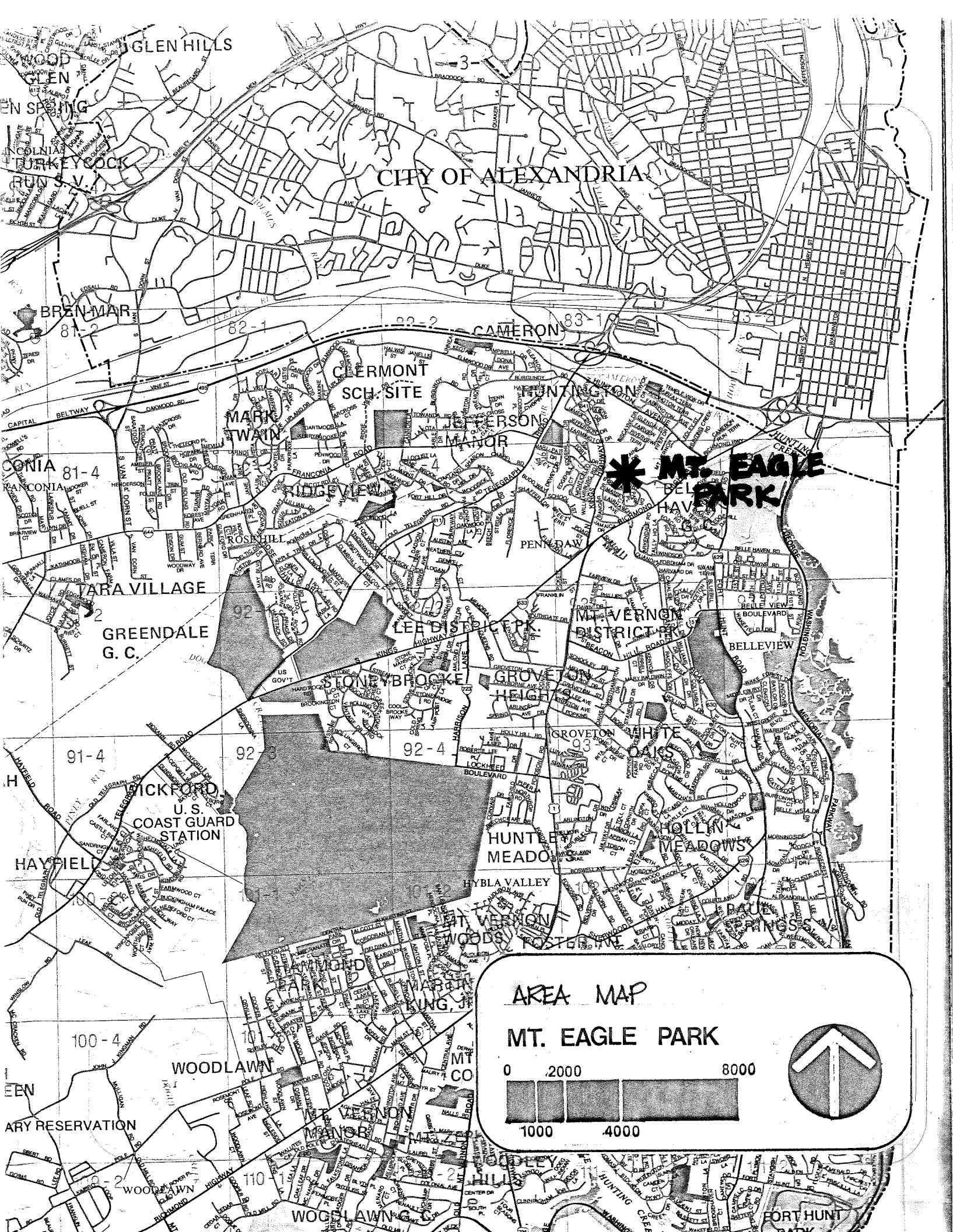
It is with these basic premises that the Fairfax County Park Authority has undertaken to master plan Mt. Eagle Park.

## III. LOCATION (Tax Map 83-3)

Mt. Eagle Park is a ± 12 acre parcel located in the Mt. Vernon Magisterial District at the intersection of Fort Drive and Rixey Drive in Alexandria, VA.

The site is bounded on the north by Huntington subdivision of single family homes, on the west by the Huntington Metro Station, on the south by Fort Drive and on the east by Bellehaven Towers apartments and a parcel of undeveloped land.

The site was leased from the Washington Metropolitan Area Transit Authority on July 20, 1977 for a 5 year period at the rate of \$13,850 per year. In the event that a purchase agreement is reached between Washington Metropolitan Area Transit Authority and the Park Authority prior to the expiration of the lease, then half of the rent paid can be applied toward the final purchase price.



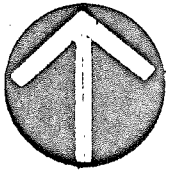
CITY OF ALEXANDRIA

**MT. EAGLE PARK**

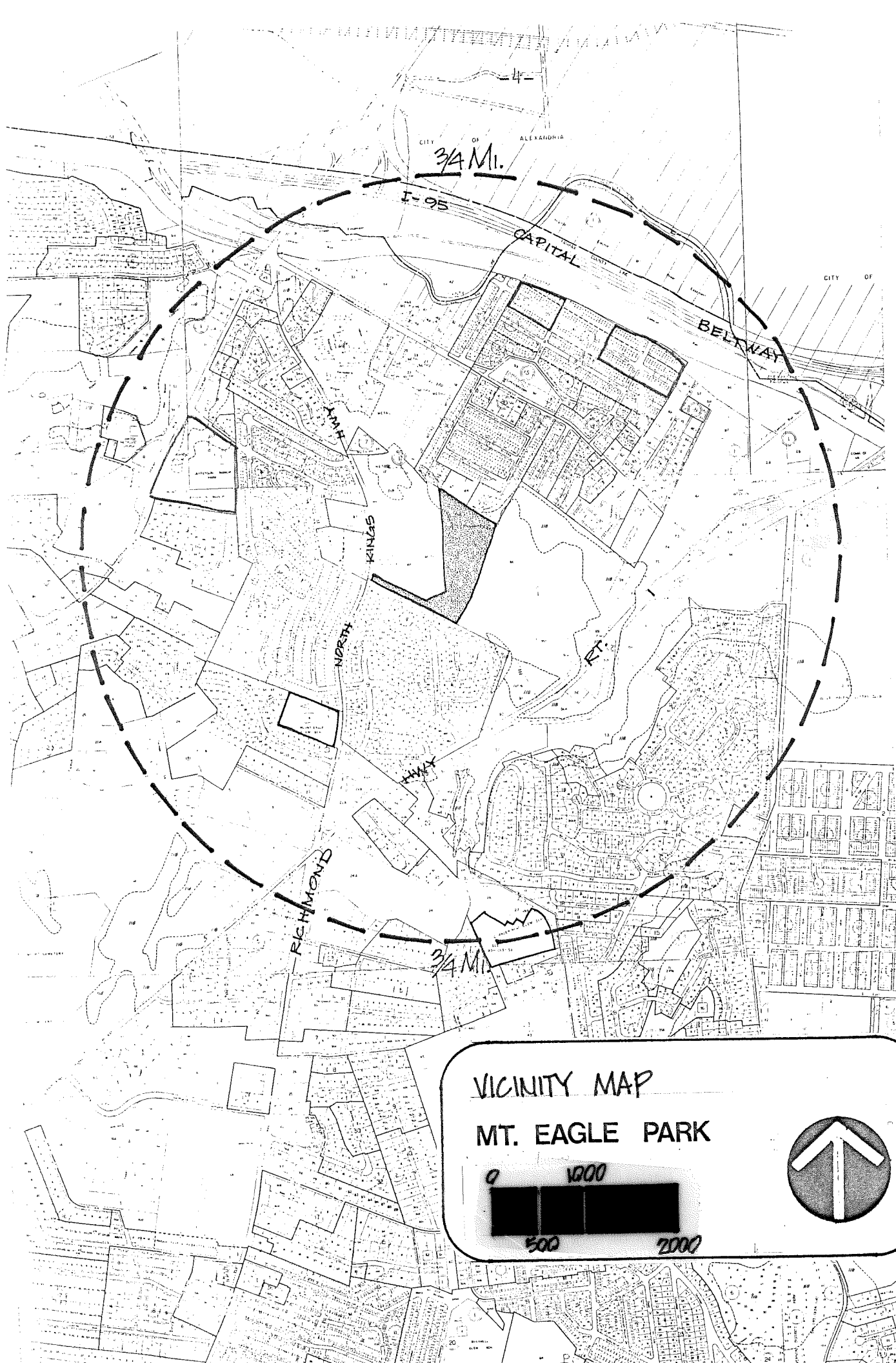
AREA MAP

MT. EAGLE PARK

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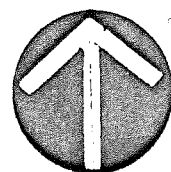






VICINITY MAP

MT. EAGLE PARK



#### IV. SITE ANALYSIS

##### A. ACCESS

Mt. Eagle Park can be reached from North Kings Hwy., by turning east on Fort Drive. Access to the park is primarily from Fort Drive.

##### B. MAN-MADE ELEMENTS

###### 1. Structures

The site is half open field and half wooded. The only structure on the site is the remains of an asphalt driveway, which cuts across the high point of the site in an east/west direction.

###### 2. Utilities

Water, electricity and sewage are all available in the neighborhood surrounding the park. These utilities are available to the park site at Blaine Drive and at Fort Drive.

##### C. NATURAL ELEMENTS

###### 1. Topography

A slope study of the park indicated that the park has rolling topography with slopes ranging from less than 5% to greater than 15% on the northern side.

###### 2. Elevations

A difference in elevation of forty five feet occurs on the site.

###### 3. Soils

Hyattsville fine sandy loam is a deep brown, well to moderately well drained fertile soil that occurs along upper drainageways in the higher Coastal Plain areas of the county. It has a brown thick loam surface soil and yellowish brown to strong brown loam to fine sandy clay loam subsoil. It is formed from materials that have washed principally from the Lunt and Wayside soils of the Coastal Plain region of the county. It is easy to work and conserve, productive of many crops and is strongly acid. (pH 4.5 - 5.2)

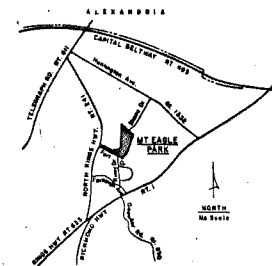
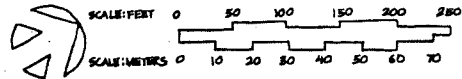
Beltsville silt loam (37) is a light colored, moderately well drained soil that is formed on high lying marine terraces. It has a grayish brown to yellowish brown surface soil about 7 inches thick, a strong brown silty clay loam subsoil and hardpan between 16 and 24 inches beneath the surface. Surface runoff is medium to slow, and internal drainage is very slow. This soil overlies the old land surfaces

NORTH  
KINGS HWY.  
RT 241

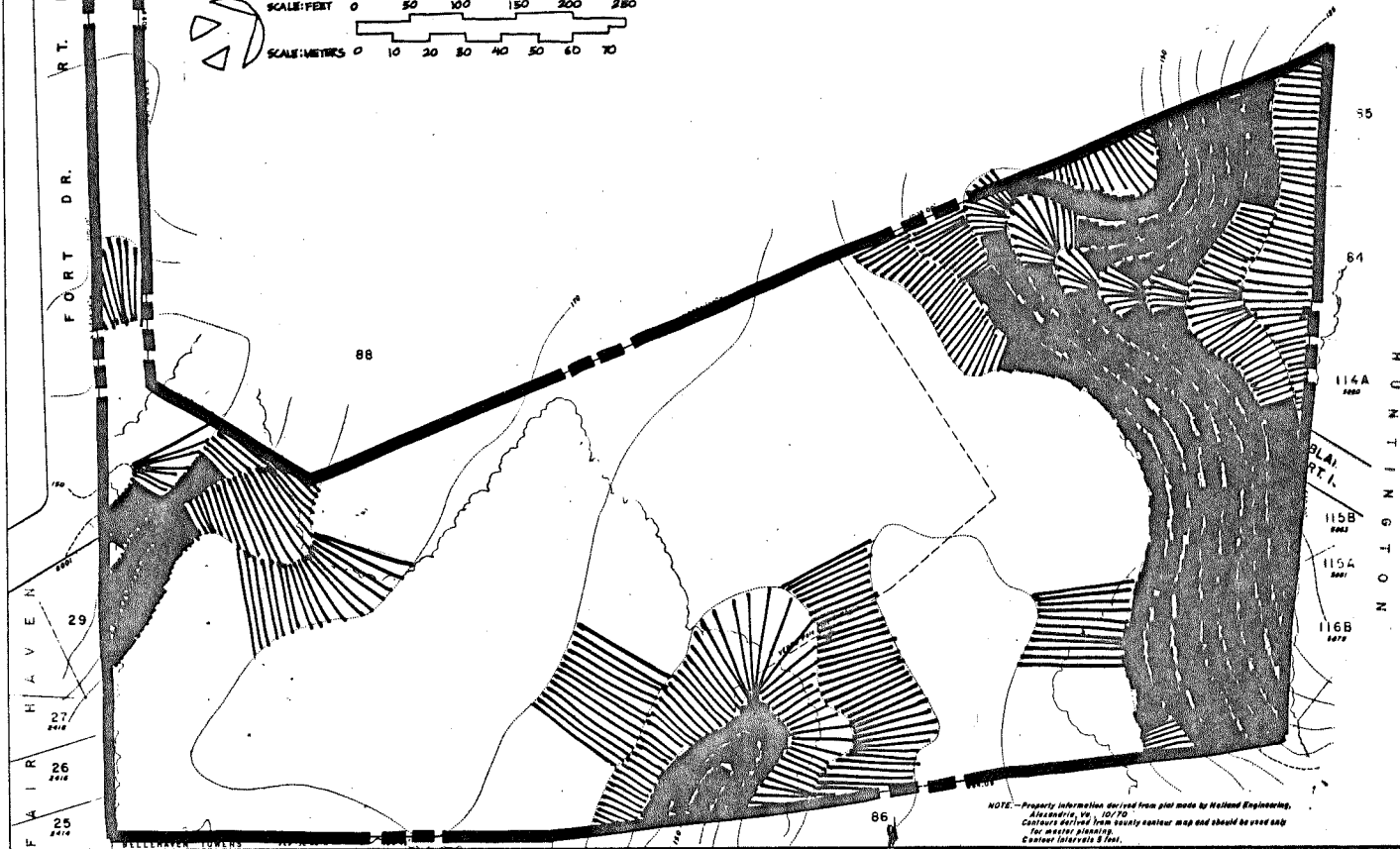
# PRELIMINARY MASTER PLAN MT. EAGLE PARK

FAIRFAX COUNTY, VIRGINIA

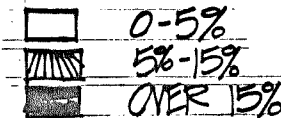
TAX MAP SEC. 83-3 12 ACRES DATE: OCTOBER 1978



LOCATION MAP



## SLOPES

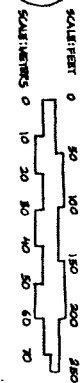


NOTE: - Property information derived from plat made by Hestland Engineering, Alexandria, VA - 10/78. Contours derived from county contour map and should be used only for master planning. Contour intervals 5 feet.

FAIRFAX COUNTY, VIRGINIA  
TAX MAP SEC. 83-3 12 ACRES DATE: OCTOBER 1978

TAX MAP SEC. 83-3 12 ACRES DATE: OCTOBER 1978

DATE: OCTOBER 1978



/ SCALE: METERS 0 10 20 30 40 50 60 70

54B1

54B2

6102

6B+

61C2

37B1

88

NO CLASSIFICATION

02

५७५

61E2

161C2

110

NOTE:—Property law methods derived from plot made by Holland Engineering  
Alachua, Va., 10/70  
Contours derived from county engineer map and should be used only  
for general planning.  
Center intervals 5 feet.

5705

6-HATTSVILLE FINE SANDY  
LOAM

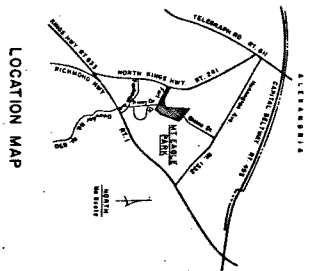
37-BELTSVILLE SILT LOAM

54-SASSAFRAS FINE SANDY  
LOAM

56-KEMPSVILLE LOAM

61 - LOAMY AND GRAVELLY  
SEDIMENTS

118-MARINE CLAY  
DEPOSITS



## LOCATION MAP

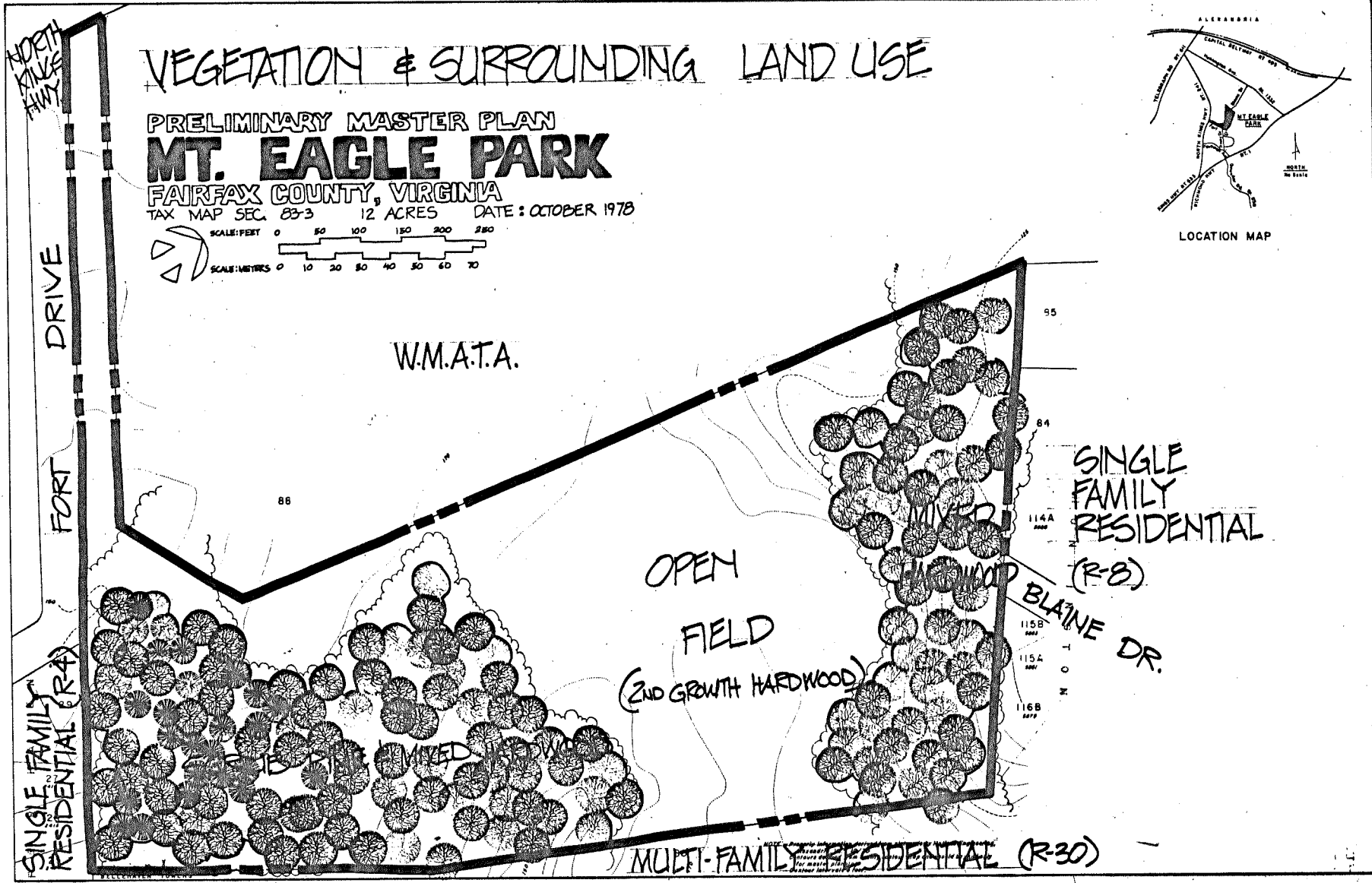
of the Glenelg and Appling soils in most places. Workability if fair to poor, permeability is slow to very slow and productivity is fair. It is very strongly to strongly acid. (pH 4.5 - 5.5). The soil is fair for road subgrade materials and poor to very poor for septic tank drainage fields.

Sassafras fine sandy loam (54) is a well drained, deep friable soil that has a brown fine sandy loam surface soil and a strong brown to yellowish red fine sandy clay loam subsoil. It is underlain mainly by sandy materials of marine origin. Productivity under good management is good to excellent, and workability is excellent. Natural fertility is medium to low, and the soil is strongly acid. (pH 5.0 - 5.5) The soil is good for septic tank drainage fields and road subgrade materials.

Kempsville loam (56) is a light colored well to moderately well drained soil that has developed on the higher lying marine terraces. It has a light brownish-gray to yellowish-brown surface soil about 7 inches thick, a yellowish-brown to yellowish-red fine sandy clay loam subsoil 25 to 34 inches thick. There is a distinct fragipan layer that has developed 32 to 38 inches below the surface. It ranges from 3 to 8 inches in thickness. Workability is good and permeability is moderate. The fragipan reduces the permeability of the lower subsoil. It is very strongly acid (pH 4.5 - 5.5). This soil rates good for road subgrade material, supporting large buildings and marginal for septic tank sewage disposal systems.

This soil (61) is a shallow to moderately deep, highly variable, light colored soil of the high lying Coastal Plain terraces. It contains round water worn gravel and cobbles and is underlain by beds of gravel, sand, silt and clay soil materials. It is well to excessively drained and low in natural fertility and organic matter. It is strongly to very strongly acid. Workability is very poor and productivity is low to very low. (pH 4.5 - 5.5). It is fair for septic tank drainage fields, home sites, and road subgrade materials. Slopes above 25% are not feasible for septic tank installation.

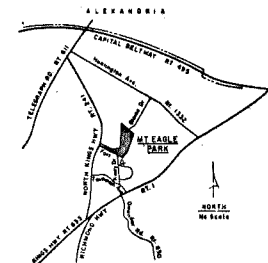
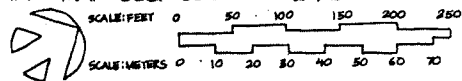
Marine clay deposits (118) are unstable Marine clay soils which are frequently subject to slippage and movement. Any development on this soil should be undertaken with extreme caution and in compliance with applicable Fairfax County codes.



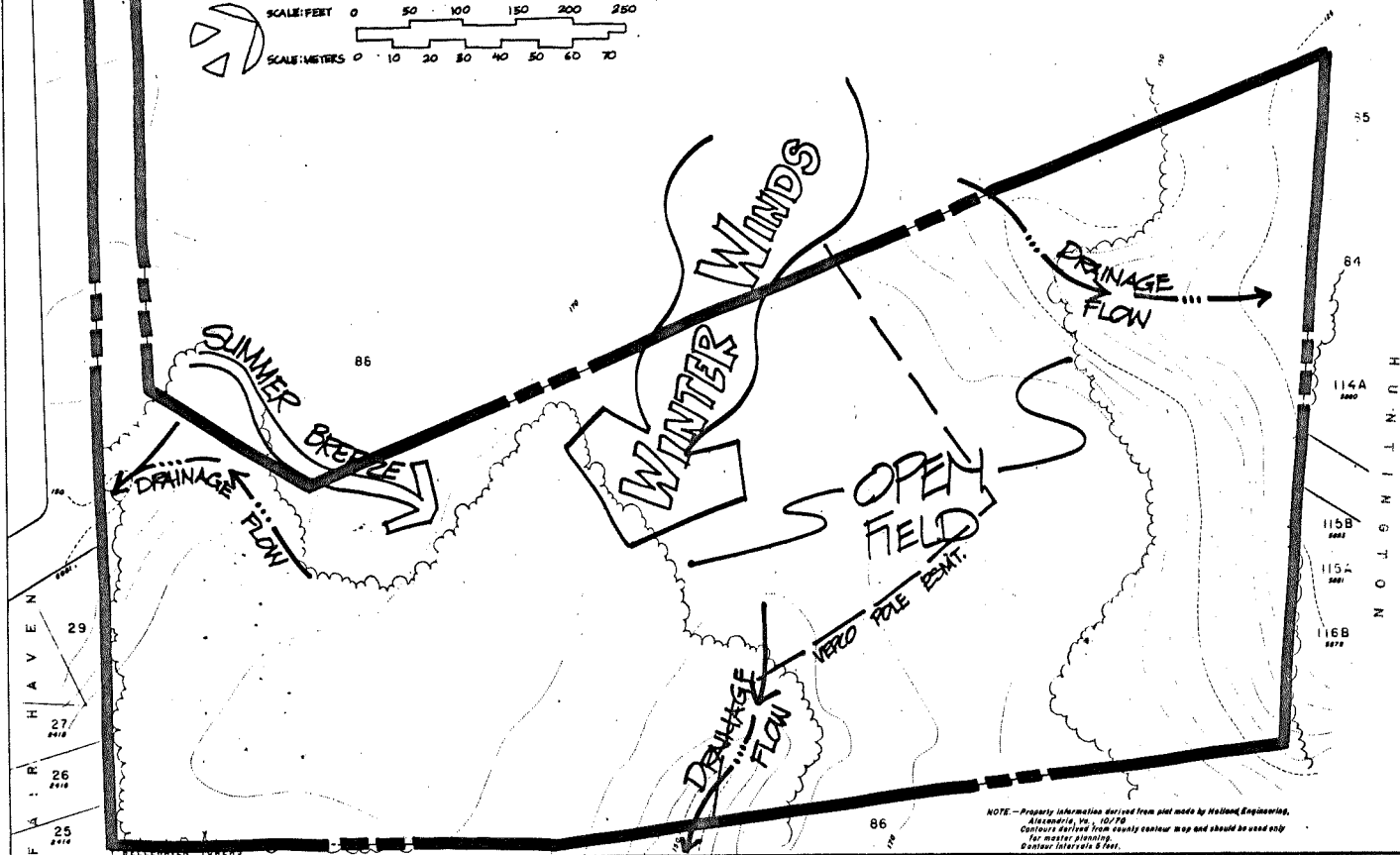
**PRELIMINARY MASTER PLAN**  
**MT. EAGLE PARK**  
**FAIRFAX COUNTY, VIRGINIA**  
TAX MAP SEC. 83-3      12 ACRES      DATE: OCTOBER 1978

FAIRFAX COUNTY, VIRGINIA

TAX MAP SEC. 83-3 12 ACRES DATE: OCTOBER 1978



LOCATION MAP



NOTE.—Properly information derived from plot made by Holland Engineering,  
Alexandria, Va., 10/70  
Contours derived from county contour map and should be used only  
for master planning.  
Contour intervals 5 feet.

#### 4. Vegetation

The site is approximately half wooded half open field. The trees are for the most part Virginia Pine and mixed Hardwoods. For a more complete vegetative analysis see appendix "A".

#### D. OFF SITE INVENTORY

##### 1. Area Land-Use Patterns

The area surrounding the park ranges in use from R-4 single family to R-30 high density apartments. There is also a C-5, neighborhood retail commercial district as shown on the zoning map on page 16.

It should also be noted that the Huntington Metro site which bounds Mt. Eagle park on the west is to be developed per the plan shown in appendix "A".

##### 2. User Input

Questionnaires were not distributed to the community by action of the Park Authority on April 18, 1978.

In order to solicate input from potential users, meetings were held with leaders of the Jefferson Manor, Fairhaven and Huntington Civic Associations on April 27, 1978 and a list of desired park facilities was developed (see appendix C) as follows:

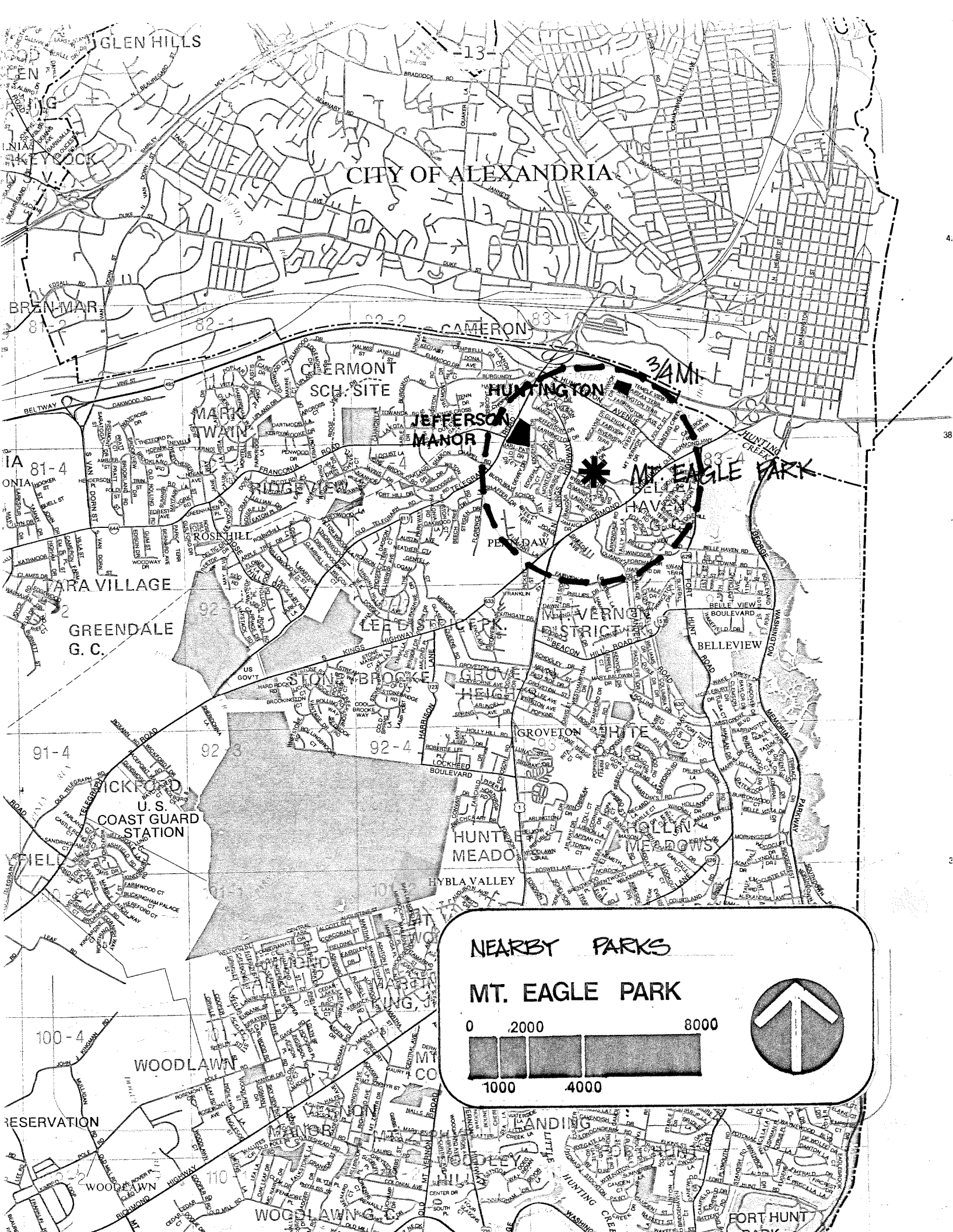
1. Picnic Area
2. Open Shelter
3. Hike/Bike Trail
4. Tennis Courts (Lighted)
5. Multi-Use Courts (Lighted)
6. Baseball fields (Lighted)
7. Apparatus & Tot Areas
8. Parking
9. Restrooms with Storage
10. Adult Area

##### 3. Area Recreational Activities

Within a 3/4 mile radius of Mt. Eagle Park are a number of parks and schools which contain various active recreational facilities as follows:



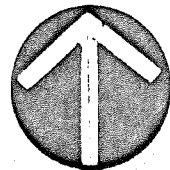
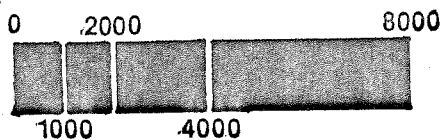
FACILITY	PARK	JEFFERSON MANOR	HUNTINGTON	SCHOOL	Mt. EAGLE ELEM. (203)	QUANDER ROAD ELEM. (204)
Baseball Field		•	•		2	2
Basketball Court		•	•		2	1
Playground		•	•		2	2
Softball Field			•			
Tot Lot		•	•			
Hiking Trail		•	•			
Conservation Area		•				
Parking		•				
Picnic		•				
Restroom		•				
Shelter		•				
Basketball Goals						
Soccer Field					1	1
Blacktop Area					1	1



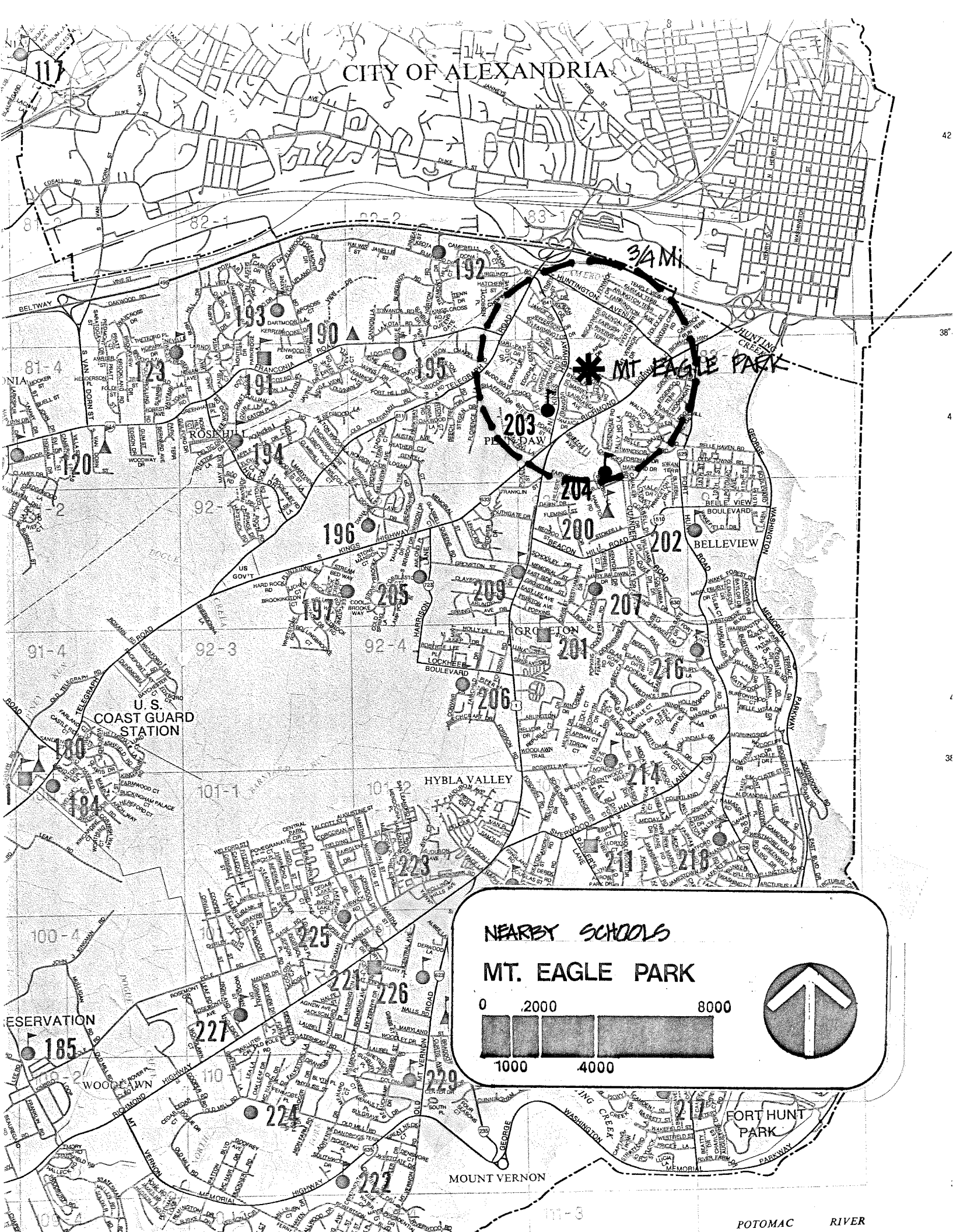
# CITY OF ALEXANDRIA

## NEARBY PARKS

## MT. EAGLE PARK



# CITY OF ALEXANDRIA



4. County Comprehensive Plan

The following recommendation is taken from the County's Comprehensive Plan for Planning Sector MV1:

A 15 acre tract within the planned Huntington Metro Station site should be reserved for park purposes, to provide sorely needed park facilities in this high density area and to buffer the Metro-related activities from adjacent low-density development.

A trail or walkway system connecting such residential areas and park areas to the Metro station should be included in the overall development pattern relating to Metro so that the provision of residential structures and roadways will not in any way foreclose pedestrian access to either the upper or lower station access. Pedestrian access to the Metro station from Huntington Avenue residential areas is to be provided by sidewalk along Huntington Avenue rather than across the Huntington triangle. A sidewalk on both sides of the street is recommended, in addition to a pedestrian overpass to link development on both sides of Huntington Avenue.

5. County Trail Plan

The approved County-Wide Trail Plan shows no proposed trails in the vicinity of the park.

6. Reports on Planned Development

The following agencies were contacted and asked to review the preliminary master plan:

PARK AUTHORITY

COUNTY

- |                |                                  |
|----------------|----------------------------------|
| • Conservation | Police                           |
| • History      | • Fire and Rescue                |
|                | • Recreation                     |
|                | Office of Comprehensive Planning |
- 
- Conservation - park consists of typical Virginia Pine, Transitional Meadow and Hardwood Forests.
  - History - existing mound on site may have been part of Civil War Defenses around city.
  - Recreation - provide active recreation facilities.

The full reports appear as part of the appendix.

V. PROGRAM DEVELOPMENT

Program development was based upon the following items:

A. SITE ANALYSIS

Based upon a detailed analysis of off-site as well as well as on-site factors, including man-made elements, natural elements, area land-use patterns, etc., the conclusion is that this site should function as a central community focal point with relatively active recreational facilities.

B. USER INPUT

As indicated in the table on page 11, the community's developmental preferences in ranking order are as follows:

- |                               |                              |
|-------------------------------|------------------------------|
| 1. Picnic Area                | 6. Baseball Fields (Lighted) |
| 2. Open Shelter               | 7. Apparatus & Tot Areas     |
| 3. Hike/Bike Trail            | 8. Parking                   |
| 4. Tennis Courts (Lighted)    | 9. Restrooms with Storage    |
| 5. Multi-Use Courts (Lighted) | 10. Adult Area               |

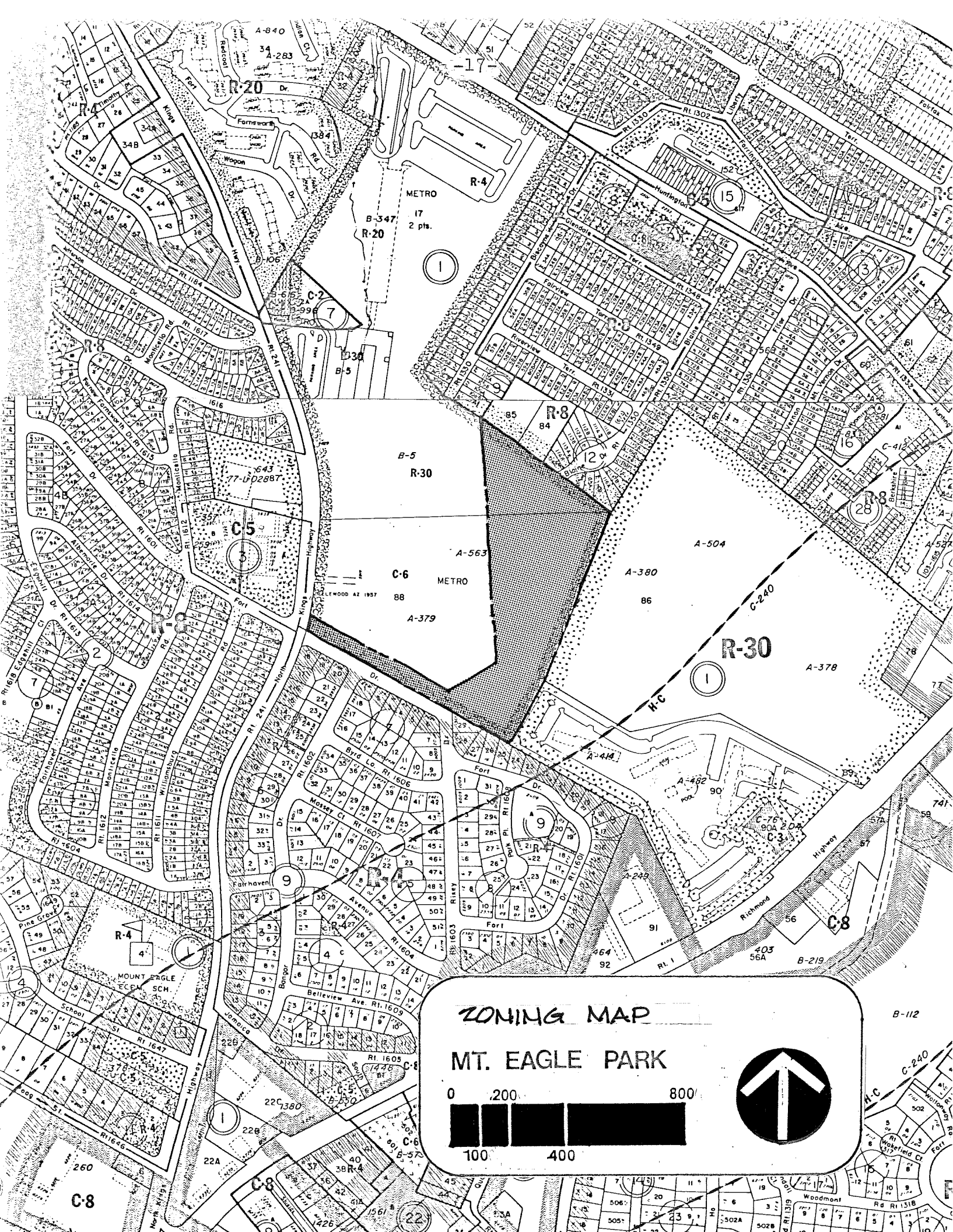
C. WMATA DEVELOPMENT

The Washington Area Transit Authority (METRO) which owns the land on the western boundry of the park site has tentatively agreed through the contractor George Hyman Co., to provide the park site with fill material and other related site work items as follows:

1. Grading of the site.
2. Seeding of all disturbed areas.
3. Storm detention structures.
4. Base course for entrance road, parking lot, tennis courts and practice tennis court.

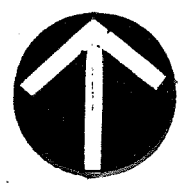
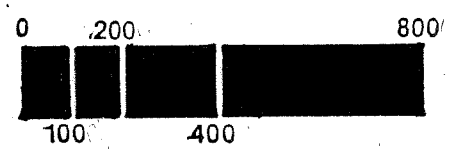
These developmental items would be provided at the Mt. Eagle site with no charge to the Park Authority and have an estimated value of well over \$50,000. (see appendix "H")





# ZONING MAP

## MT. EAGLE PARK



D. DEMOGRAPHICS OF SERVICE AREA

An analysis of socio-economic, population, age-sex distribution, marital status factors etc. was extracted from the county comprehensive plan as seen in appendix "B".

E. 1977 BOND PROSPECTUS

The 1977 Bond Prospectus indicated the following: Development ideas include athletic fields, adult area, trails, landscaping, open play, picnic and playground areas plus tennis and/or basketball courts. \$69,250 is allocated for leasing purposes thru 1982. \$70,000 is available for development of the master plan.

VI. PLANNING DESIGN DESCRIPTION

A. PARKING

An entrance road and parking lot with a capacity of 45 cars is shown off of Fort Drive and Bangor Street. This lot will be located so as to provide easy access to the park facilities.

B. TENNIS COURTS/TENNIS PRACTICE AREA

Two tennis courts and two tennis practice areas are shown near the parking lot. These courts will be fenced and lighted and include a small seating area.

C. PLAY APPARATUS AREA

This area will contain a few pieces of well designed wooden play equipment for active play. It will have a few pieces of tot equipment as well as some for older children.

D. PICNIC AREA

Ten picnic tables and grills will be scattered among the trees between the tennis courts and parking lot.

E. MULTI-USE COURT

A standard multiple use court for basketball and volleyball is shown adjacent to the tennis courts.

F. BASEBALL FIELD

A baseball field with a 60' baseline and 275' outfield will be developed in the open area in the middle of the park.

G. TRAILS

Trails and walkways will be developed as shown on the plan in order to tie all facilities together as well as to form a link with the surrounding community.

## H. SCREENING

Heavy landscape screening will be developed on the western boundary in order to screen out the Metro facilities.

## VII. USER LEVELS

The number of users is based on an examination of similar facilities in the region and from past experiences in planning recreational facilities.

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

<u>Activity</u>	<u>No. User Days/Year</u>
A. Tennis Courts	7,500
B. Baseball	7,840
C. Play Apparatus Area	1,000
D. Multi-Use/Basketball Court	2,520
E. Picnic Area	<u>8,400</u>
Total potential use	27,260

Potential persons/year = 18,173  
(One persons equals 1.5 users)

### A. TENNIS CENTER

Based on 20 players per court per day for 175 day season, the average number of players per court per day is higher than those figures found in the 1976 Tennis Court User Survey, (prepared for the FCPA in Aug. 1976), because of the use of lights enabling night play.

20 plays x 175 days x 2 courts = 7,000 user days  
500 players for practice wall = 500  
Total = 7,500

### B. BASEBALL

Primary use of the baseball field will probably be from organized recreation leagues. This assumes a four month season with the field being used two times per day, seven days per week, and 35 persons per game, not including spectators.

### C. PLAY APPARATUS AREA

While it is difficult to determine the frequency of use of the play apparatus area, it may be safe to estimate 1000 children/year.

### D. MULTI-USE/BASKETBALL COURT

The multi-use court is one basketball court for unorganized play. A nine month season and 10 persons per day.



E. PICNIC AREA

Picnic area is estimated at four persons per table with heaviest use on weekends between April and October. The turnover is estimated at two per day and 10 tables.

VIII. DEVELOPMENT COST ESTIMATE

The approximate costs for the implementation of those developmental items not provided by Metro at Mt. Eagle Park are as follows:

A. PARKING LOT & ENTRANCE ROAD

22' wide road, 500' @ 17/LF (asphalt only)	\$ 8,500	
45 spaces (asphalt only) L.S.	\$10,375	
Line Painting L.S.	<u>\$ 200</u>	
Subtotal		\$19,075

B. TENNIS COURTS

Two courts (surfacing only) L.S.	\$30,000	
Lighting, L.S.	<u>\$13,170</u>	
Subtotal		\$43,170

C. TENNIS PRACTICE AREA

Two courts (surfacing only) L.S.	\$ 6,245	
Lighting LS	<u>4,200</u>	
Subtotal		\$10,445

D. PLAY APPARATUS AREA

Four pieces play equipment @ \$1500 ea.	\$10,000	
Woodchip surface LS	<u>\$ 2,000</u>	
Subtotal		\$12,000

E. MULTI-USE/BASKETBALL COURT

One court LS	\$11,900	
Lighting LS	\$ 4,800	
Earthwork LS	<u>\$ 750</u>	
Subtotal		\$17,450

F. PICNIC AREA

Tables 10 @ \$210 ea.	\$ 2,100	
Grills, 10 @ \$105 ea.	\$ 1,050	
Garbage cans, \$105 ea.	<u>\$ 525</u>	
Subtotal		\$ 3,675

G. BASEBALL FIELD (60 FT. INFIELD)

Backstop & skinned infield \$ 2,500

H. TRAILS

6' wide gravel 1875 @ 6.50/LF \$12,187

I. LANDSCAPE PLANTING

Evergreen trees, 36, @ \$100 ea. \$ 3,600

Subtotal \$ 3,600

Total \$124,102

20% Contingency \$ 24,820

GRAND TOTAL \$148,922

IX. COST VS. BENEFIT

The total estimated cost for the park is \$148,922. There are about 12,600 people living in a 3/4 mile radius. Using these figures, the expenditure per person equals about \$11.81.

Benefits generated depend on many factors. There is one observation relevant to park development today. Increasing densities in neighborhoods, emphasis on the reduced consumption of energy and the increasing costs of recreational travel and determinants that tend to force people to stay at home or use recreational facilities that are close to home. This will obviously become more prevalent in the future. It seems that the park planners responsibility is to provide the populations with attractive and quality-oriented parks that stimulate improved lifestyles which are close and convenient to use. From this viewpoint, the costs of implementation vs. the benefits are more than justified.

X. OPERATING & MAINTENANCE COSTS

The following figures are derived from a productivity report "Cost and Work Guidelines for Park Maintenance and Operation" prepared by the Community Development Branch, Office of Research and Statistics and the Fairfax County Park Authority, dated October 1975 and revised June 1977 for a one year period.

A.	Parking lot (45 cars)	\$ 375
B.	Tennis courts	\$ 1,900
C.	Practice tennis	\$ 700
D.	Play apparatus area	\$ 1,282
E.	Picnic area	\$ 760
F.	Multi-Use Court	\$ 373
G.	Baseball field	\$ 5,852
H.	Trails	\$ 540
	Total	\$ 11,782/year

XI. PHASING

There is approximately \$70,000 for development and implementation of the master plan. This money is available immediately. Since the overall cost of implementing the master plan is about \$149,000, it is obvious that not all facilities can be developed at this time. Therefore, a ranking of development priorities follows:

Phase I

Parking lot and entrance road (Asphalt)	\$19,075
Play apparatus area	\$12,000
Picnic area	\$ 3,675
Baseball field	\$ 2,500
Screen planting	\$ 3,600
Multi-use basketball court	<u>\$17,450</u>
Total Phase I	\$58,300

Phase II

Tennis courts	\$43,170
Tennis practice	\$10,445
Trails	<u>\$12,000</u>
Total Phase II	\$53,615

## APPENDIX



# Fairfax County Park Authority

## M E M O R A N D U M

**To :** Ed Nenstiel  
Design

**Date:** 11/28/78

**From :** Gary Roisum

**Subject :** Mt. Eagle Park (Tax Map 83 - 3)

Per your request, the following is a brief description of vegetation found in the above mentioned park which will assist you in preparing the preliminary master plan for the park.

The park consists of three general vegetative types:

1. Southern third--predominantly Virginia Pine (avg. 6' - 12' DBH) lightly mixed with white oak/red oak species. The understory primarily consists of white oak/American beech saplings and Japanese honeysuckle.
2. Central third--transitional meadow consisting primarily of blackberry, sumac, black cherry, oak saplings and interspersed with a variety of introduced plantings such as boxwood, eastern red cedar and southern magnolia (one). Over a dozen apple trees were found on the northern edge of this meadow. The apple trees are getting on with age and improper pruning techniques were observed on the trees, thereby resulting in a diminishing yield of fruit.
3. Northern third--tulip poplar/white oak/red oak dominant association (6" - 15" DBH) with the understory consisting of black cherry, red mulberry and Japanese honeysuckle.

The vegetative composition of the transitional meadow and adjacent forest edge communities offer very good food and cover for resident wildlife.

cc. Aldridge  
Beckner



Ed Menstiel

May 1, 1978

Donald F. Lederer

### Mt. Eagle Hearing

On April 27, 1978, Mr. Fatsinger and I met with representatives of Jefferson Manor, Fairhaven and Huntington Civic Associations to discuss what their thoughts were with regards to facilities being placed on the Mt. Eagle Park. Present were Mrs. Marguerite Steele (274-6387 or 6620); Judy , James H. Lowery (960-4514), President of Jefferson Manor C.A.; Benjamin J. Sayne Jr. (KA 8 - 3679 office, 765-3998 home), President of Fairhaven C.A. and Carrie Barton (697-1785 work , 960-4423 home), President Huntington C.A. Mr. Fatsinger explained the master planning process that we go through and this meeting was in place of the questionnaires therefore cutting some of the time to do the master plan.

At this time, Jefferson Manor really did not have a list. Fairhaven had the following list which is just about in order of priorities:

1. Picnic area
2. Open shelter
3. Bike/hike trail - probably gravel
4. Tennis courts, lighted
5. Multi-use courts, lighted
6. Combined softball/little league fields, lighted
7. Apparatus and tot areas
8. Parking area with the entrance from North Kings Hwy.
9. Restrooms with storage area
10. Adult area with mainly horseshoes

Note: The total park to be lit, this including trails.

Huntington C.A. list was the same list with emphasis on tennis and ballfields with up to four tennis courts and tennis practice areas.

We also discussed that we should look into winter sled areas if possible and possibly overlaying football/soccer fields.

Ed Nanstiel  
Page 2  
May 1, 1978

At this time, soccer is not too prevalent and they sort of felt that it would not grow that much. They are very interested in having this park, having these facilities placed in the park and realizing some of the restraints. They felt the lights were quite important and that the people surrounding the park or adjacent to it wanted lights in the area because there has been quite a bit of vandalism. With regards to the entrance off of North Kings Highway, we all felt that this may be impossible but that we should look at it and that probably if we cannot gain this entrance, which I don't feel that we cannot, we should strive to have it come in off of Fort Drive as high up or as close to North Kings Hwy. as possible.

We discussed the request from METRO to place fill material in the park and all felt that this should wait until we have the master plan. One of the things which should be done in order to better explain the fill material is to do some cross sections to show what would happen. They are very fearful that something like this could increase their storm sewer problems that they now have and that apparently a consulting firm will be working on in the very near future. I told them that we would like to know what the consulting firm is planning with regards to run off from the site because the County says water must stay in, or be put into, original drain swales and this means that on the north side it would be into the Blaine Drive area and on the south side into the Fort Drive area, at the place where it takes a sharp bend to the south. They would also like to make sure it can be checked by all proper agencies.

There arose a little confusion with regards to Dick Jones memorandum to Mr. Fatzinger regarding the cost of the property. I am to get with Dick to have this straightened out. I am also to get to Mr. Fatzinger the estimated time for getting the plan to the Park Authority. They all felt that Mt. Eagle School would be the best place to hold the public hearing.

DFL/sh

cc: Glenn Fatzinger, FCPA Board  
Louis Cable, Asst. Director  
James Lowery, Jefferson Manor CA  
Benjamin Bayne, Jr. Fairhaven CA  
Carrie Barton, Huntington CA



The following demographic data taken from the county comprehensive plan is for Area IV of which this park is a part. More specifically, it is located in the Mt. Vernon Planning Sector of Area IV.

Most of the demographic characteristics of Area IV are fairly representative of the entire County.

The area is an older area of settlement, and thus is somewhat more densely populated than the rest of the County.

The major differences between this area and the remainder of the County arise from the stability of this area and its very slow rate of growth.

#### Population and Density

Area IV, as a whole, has been growing more slowly than the entire County for the last decade and a half. In the period 1970 to 1975, that differential increased. While the County grew over 4% a year, Area IV grew at only slightly more than 1% per year.

However, the growth pattern within Area IV is quite variable. In the Lower Potomac Planning District, the population has actually decreased slightly since 1970. This reduction of persons has resulted from the countywide trend of declining household size. In Lower Potomac, the smaller number of persons in each housing unit has not been counteracted (as it has in most other parts of the County) by an increased number of units.

On the other extreme is the Springfield Planning District which has grown nearly 8% a year since 1970. This is a much faster rate than that for the County as a whole.

The population density varies substantially within Area IV. Mount Vernon, the most densely populated district, is three times as densely populated as the County as a whole. On the other hand, Lower Potomac is less than half as densely populated as all of the County.

#### Household Size

Area IV is also representative of the entire County with respect to household size. Both had an average household size in occupied units of 3.5 persons per household in 1970 and by 1974, 3.1 persons per unit. In Area IV, household size declined the same amount in that period.

Household size, however, varies substantially within the area, with Mount Vernon Planning District having by far the smallest average size. This reflects the large percentage of rental units in this district.

### Racial Composition

Area IV had over 6,5000 blacks living in it in 1970, forming 4% of the total population. This proportion is slightly higher than the countywide average of 3.5% black.

Whereas the total population of Area IV was growing at an average annual rate of 5% from 1960 to 1970, the black population was growing only 2% a year. Thus, while Area IV had a large black population, it grew more slowly than did the entire County's black population, which grew 3% a year in that period.

In fact, if Lower Potomac Planning District were not considered, the black population grew at about 3% a year in the remaining districts of Area IV. This consideration is useful because of the distorting effect of the institutional populations of Fort Belvoir and Lorton in the Lower Potomac District. It appears that blacks were moving into Area IV, although at a relatively slow rate.

### Age-Sex Distribution

The median age of Area IV increased slightly from 1960 to 1970.

In Lower Potomac and Springfield, the median age actually decreased slightly. Although both these districts had a smaller proportion of very young children in 1970 than in 1960, the lower median age was caused by relative increases in young persons: Those aged 15 to 24 in Lower Potomac and 10 to 19 in Springfield.

The large differential between the median ages of men and women did not change much in this period, even increasing slightly in Springfield.

### Marital Status

The distribution of adults according to their marital status in Area IV is significantly distorted by the large proportion of single males in the Lower Potomac Planning District. The data in the following table show the proportion of adults in each marital category; figures in parentheses leave out the Lower Potomac Planning District.

There is only slight variation in marital status within this planning area, with the exception of the one district. On the whole, the single and married persons are fairly evenly distributed in this area.

### Socio-economic Characteristics

With a median family income of \$14,400 in 1969, Area IV fell significantly below the countywide level of \$15,707. The income levels within the area were dissimilar; only Springfield Planning District had a higher median income level than the County as a whole.

The same relationship held with educational levels as with income

levels. Adults living in Springfield District had, on the average, completed the most years of school, and those in Lower Potomac had completed the fewest.

JOHN F. HARWOOD, COMMISSIONER

LEONARD R. HALL, BRISTOL, BRISTOL DISTRICT

HORACE G. TRALIN, ROANOKE, SALEM DISTRICT

THOMAS R. GLASS, LYNCHBURG, LYNCHBURG DISTRICT

MORRILL M. CROWE, RICHMOND, RICHMOND DISTRICT

WILLIAM T. ROOS, YORKTOWN, SUFFOLK DISTRICT

WILLIAM T. ROBINSON, WEST POINT, FREDERICKSBURG DISTRICT

WILLIAM B. WRENCH, SPRINGFIELD, CULPEPER DISTRICT

ROBERT S. LANDES, STAUNTON, STAUNTON DISTRICT

T. RAY HASSELL, III, CHESAPEAKE, AT LARGE-URBAN

CHARLES S. HOOPER, JR., CREWE, AT LARGE-RURAL



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF HIGHWAYS & TRANSPORTATION

1221 EAST BROAD STREET  
RICHMOND, 23219

LEO E. BUSSE, III  
DEPUTY COMMISSIONER & CHIEF ENGINEER

T. ASHBY NEWBY  
DIRECTOR OF ADMINISTRATION

J. M. WRAY, JR.  
DIRECTOR OF OPERATIONS

J. P. ROYER, JR.  
DIRECTOR OF PLANNING

P. B. COLDIRON  
DIRECTOR OF ENGINEERING

H. R. PERKINSON, JR.  
DIRECTOR OF PROGRAM MANAGEMENT

IN REPLY PLEASE REFER TO

September 28, 1978

P. O. Box 429  
Fairfax, VA 22030

Mr. Ed Nenstiel  
Fairfax County Park Authority  
4030 Hummer Road  
Annandale, Virginia 22003

Re: Mt. Eagle Park - Route 241

Dear Mr. Nenstiel:

Pursuant to your letter of August 17, 1978, this office reviewed the preliminary plan relative to the above-mentioned park.

We feel an entrance on Route 241 as shown on your plan would not safely serve the motoring public with the chance of conflicting flow between the proposed entrance and Fort Drive. An entrance on Fort Drive opposite Bangor Drive would be a more logical location for the Mt. Eagle Park entrance.

If we can be of further assistance relative to this project, please advise.

Very truly yours,

R. W. Heiderman  
Assistant Resident Engineer

RWH:mvd

~~DATE~~ → ~~DO~~ → FILE

# FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

TO: Joseph P. Downs, Director  
Fairfax County Park Authority

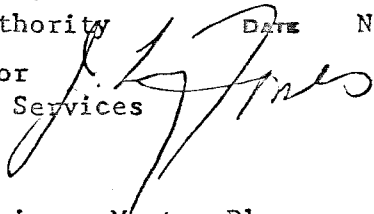
FROM: J. Larry Fones, Director  
Recreation & Community Services

FILE NO:

SUBJECT: Mt. Eagle Park - Preliminary Master Plan

REFERENCE:

Date November 9, 1978

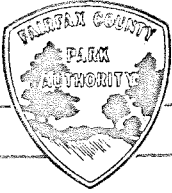


The (1) softball field, (2) tennis courts, (2) practice tennis courts, (1) multi-purpose basketball court, (1) picnic area, play apparatus area, parking lot and trails, as included in the preliminary master plan for the subject park, would constitute good use of said parkland. Preservation of any historic embattlements and construction of access paths should be strongly considered.

Inclusion of a soccer field is recommended in addition to the development of the above facilities.

JLF:gr

cc: ✓ Edward Nenstiel, Landscape Architect, FCPA  
CSAD



Fairfax County Park Authority

M E M O R A N D U M

To: Ed Nenstiel  
Design Division

Date: 11/30/78

From: Brian Alexander, Senior Curator  
History Division

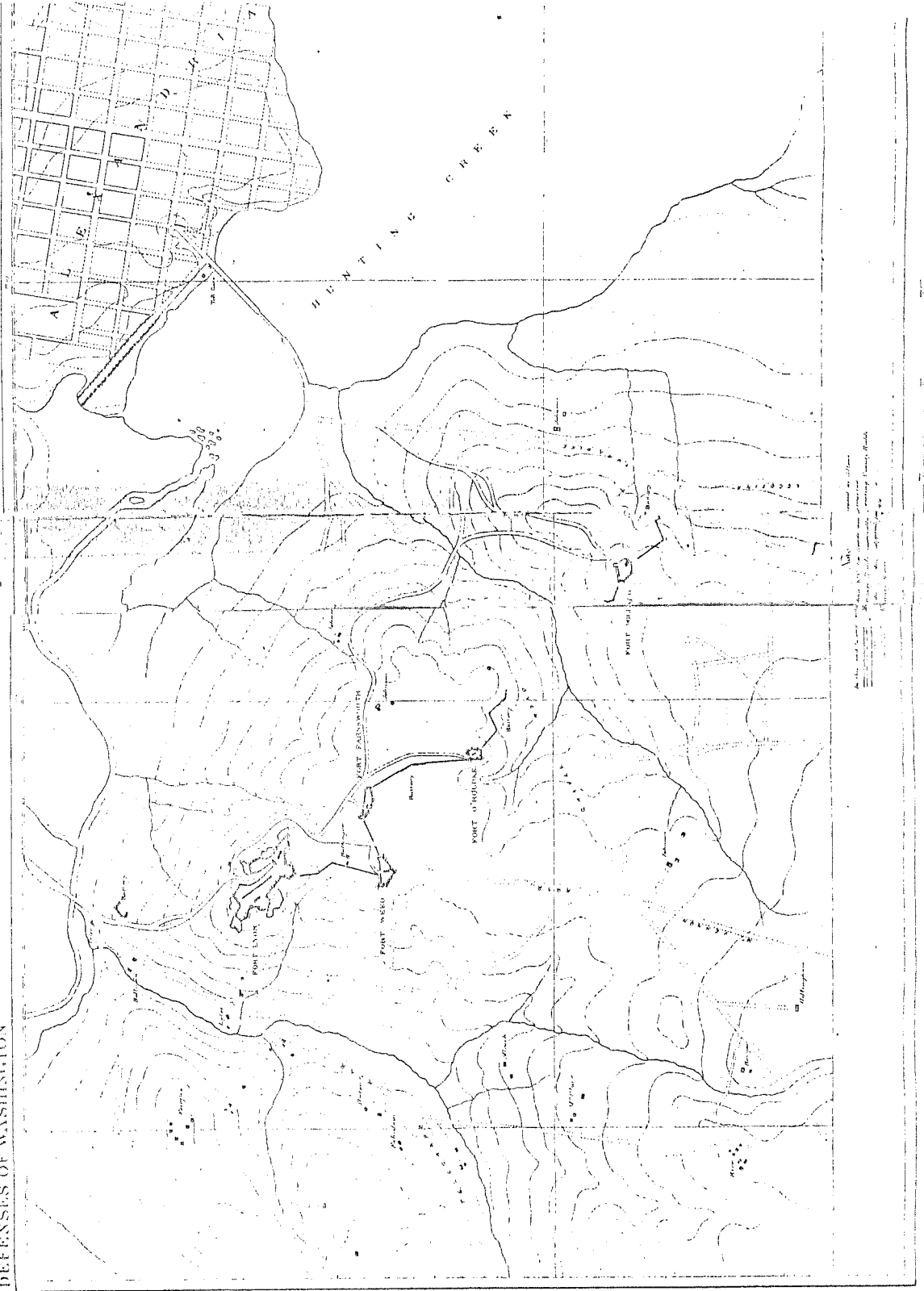
Subject: Mt. Eagle Park (83-3)

I inspected the Mt. Eagle site today and have the following comments:

- o I talked with Mr. Fred Theis, a local resident who has made a study of the area, and it is his opinion that the "mound" was the site of a battery between Civil War Forts Farnsworth and O'Rourke (see attachment).
- o There are some interesting features which give Mr. Theis' theory some validity. The location of the site, of course, is one which is literally surrounded by Civil War forts. The area we are discussing probably was a link in a series of batteries connecting forts for the defense of Washington (see attachment).
- o Running alongside the mound are a series of intermittent plateaus about 15' x 15' every 25' or so. Mr. Theis suspects that these were used as heavy armament placements.
- o The battery would pretty much align itself with other known fortifications as indicated on the attached map.
- o The earthworks are in the neighborhood of 12-15 feet high, under heavy cover of trees.
- o Surface survey was difficult because of heavy cover of trees.
- o It would be my opinion, based on these observations, that Mr. Theis is probably correct and that additional work (Phase I Reconnaissance Survey) by the County Archaeologist may be advisable.

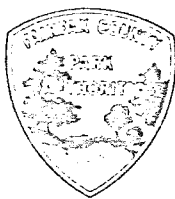
BA:cmn

DEFENSES OF WASHINGTON



# 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*  
Frederick M. Crabtree  
*Chairman*  
Estelle R. Holley  
*Vice Chairman*  
Lyle C. McLaren  
*Secretary-Treasurer*  
Newton W. Edwards  
Glenn B. Fatzinger  
Calvin Hill  
John Mastenbrook  
Robert D. Moss  
Jean M. Skorupski  
James F. Wild

December 7, 1973

Mr. William Barotti  
The George Hyman Construction Co.  
4930 Del Ray Avenue  
Bethesda, MD 20014

Dear Mr. Barotti:

The Fairfax County Park Authority staff has received approval to proceed with the final stage of negotiations for placing fill material in Mt. Eagle Park. Prior to this we have forwarded information and requirements which the George Hyman Construction Company has reviewed. The following conditions shall be met prior to allowing any fill material to be brought onto Mt. Eagle Park:

1. An engineered site plan duplicating the one given to the Fairfax County Park Authority on Thursday, August 3, 1978 shall be completed so that the original can be copied by normal printing methods. Fairfax County Park Authority will require a mylar of this before work can proceed. All work will be performed in a safe, workmanlike manner and in such fashion as will not damage or endanger facilities of the Authority and others on the land.
2. The facilities shall be constructed in accordance with all applicable County, State and Federal ordinances and laws, and the Contractor will obtain the approval of all appropriate governmental agencies for the proposed facilities.
3. The George Hyman Construction Co. shall obtain from Fairfax County a "Grading Permit" and any other permits before work begins.
4. All topsoil shall be stripped stockpiled and respread on the new fill area.
5. All fill material shall be clean, free of topsoil, organic matter, roots, large stones and any debris or material that will not compact and will not pass Fairfax County Park



Mr. William Barotti  
Page 2  
December 7, 1978

Authority inspection.

6. All trees shall be disposed of off of Mt. Eagle Park in a manner which is approved by all State and local regulations.
7. All finished grading shall be to the grades as shown on the site plan, true and where grades change be gradual.
8. Seeding shall be as per specifications, "Section 225, Seeding and Sodding" pages 225-1, 225-2, 225-3 as supplied by The George Hyman Construction Co. with one change as follows:  
2.1 Materials: A. 2. a. "Sow this mixture at the rate of '300' pounds per acre" are a part of this agreement.
9. The entrance road and parking area shall be prepared and completed with a base course as follows: Sub-Base: Construction of the sub-base shall be in accordance with Section 308 of the current VDH & T Road and Bridge Specifications and the Rough and Fine Grading Section of these specifications. Base Course: The base course shall be six inches of VDH Spec. 209 type I 21A material and may be spread and compacted in one layer.
10. All work is subject to Fairfax County Park Authority's inspection at any time. In the event any part of the work does not meet any requirements of FCPA's agreement, the work in question will be corrected or work will stop until the requirements are met.
11. The George Hyman Construction Co. will provide Fairfax County Park Authority with a Performance Bond valued at 100% of the estimated cost of work to be done (attached is a sample of Fairfax County Park Authority form). This cost agreed upon by both parties and is as follows (\$ \_\_\_\_\_)

In the event the George Hyman Construction Co. does not complete the work as per this agreement, the Performance Bond will be used to complete the work to the satisfaction of Fairfax County Park Authority.

12. Work shall begin within \_\_\_\_\_ weeks after signing of this agreement and shall be completed within \_\_\_\_\_ (weeks) months.
13. The applicant agrees to indemnify and save harmless the Authority and its agents from any and all responsibilities, damages and liabilities which may arise during the life of this agreement and which may be caused by the acts or omissions of the applicant.

Mr. William Barotti  
Page 3  
December 7, 1978

14. All work must be performed in such manner so as to protect the health, safety, general welfare and property of persons using Authority property. The applicant shall comply with the following:
  - a. Adequate safety provisions must be made in connection with the construction of the applicant's facilities.
  - b. Adequate on-site and off-site vehicular traffic and pedestrian circulation must be maintained for Authority activities, services and fire protection.
  - c. No material or equipment shall be placed or stored outside of the area covered by the easement, right of way or permit without written permission of the Director.
  - d. Existing on-site and off-site drainage must be maintained at all times. Ordinance and/or regulations as indicated on approved site plans regarding control of run-off water, siltation and erosion, shall be strictly complied with.
  - e. The Contractor shall immediately correct any hazardous situation which may result from its acts or omissions on the construction of its facilities on Authority property.
15. The Fairfax County Park Authority, Development Division (AC703-941-5000) shall be notified by the contractor or his agent of:
  - a. Scheduled preconstruction meetings (minimum 3 working days notice).
  - b. Entry into Authority holdings for the purpose of construction activity (minimum of 3 working days notice).
  - c. Notice of intent to vacate Authority holdings upon completion of construction, including final revegetation (5 working days notice).
16. The tennis courts and tennis practice area shall be prepared and completed as per item 9 of this agreement.
17. The storm detention area shall be sized so as to accommodate all storm water run off generated by the proposed paved areas of the tennis courts and tennis practice areas, multi-use court and parking area, as well as all disturbed areas, in order to satisfy Fairfax County off-site requirements.

Mr. William Barotti

Page 4

December 7, 1978

18. If any changes are to be made to the Fairfax County approved plans they shall be noted separately and made a part of this agreement.

If this agreement meets with your approval, please complete items 11 (as agreed upon) and 12 and sign both copies. Return one copy to Fairfax County Park Authority.

\_\_\_\_\_  
Louis A. Cable  
Assistant Director  
Fairfax County Park Authority

\_\_\_\_\_  
Representative  
George Hyman Construction Co.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

DFL/mlb

cc: Jim Heberlein, Asst. Director  
Jay Jorgensen, Supt. Development  
Susie Frey, Supt. Administration  
Don Lederer, Supt. Design

Dec. 7, 1978

ATTACHMENT TO AGREEMENT  
MT. EAGLE PARK  
THE GEORGE HYMAN CONSTRUCTION CO.

The following changes to the approved Fairfax County Mt. Eagle Park site plan shall be made:

1. The existing mound area in the vicinity of the tennis courts is felt to be a part of a Civil War battery between Forts Farnsworth and O'Rourke and shall be saved. The Park Authority has new grading in this area.
2. In conjunction with Item 1 above, a catch basin shall be constructed where shown and the George Hyman Construction Co. shall provide sizes for it and the pipe to it. The catch basin shall be Fairfax County DI-1 and the pipe ending shall have a flared end section on it.
3. The parking area has been relocated to the south per attached.
4. The George Hyman Construction Co. shall supply a mylar of the Fairfax County approved Mt. Eagle Park site to which they will make the appropriate grading and parking area changes and return to George Hyman Construction Co. for the catch basin and pipe sizing and storm detention area resizing and final approval by Fairfax County.