



Preliminary Master Plan Report

Mt. ROYAL park



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

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

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

prepared for

Fairfax County Park Authority



prepared by

Long, Brown & Associates

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architecture

mt. royal park



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Mt. ROYAL park



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INTRODUCTION

This report provides resource information and outlines the methodology used and the decisions made in the preparation of the Master Plan for the development of Mt. Royal Park. It has been prepared to supplement the graphic Master Plan and to provide a ready source of information for future recreational design and planning.

In the context of this study, master planning is the process of arranging man-made objects on the land so as to create an orderly, functional park within the limits set by environmental awareness and community recreational needs. A Master Plan is a guide for future development that can be changed if circumstances require. The Master Plan is the first step in the planning process and is prepared prior to construction of park facilities. Development of the master-planned facilities may take place over an extended period of time (five, ten or more years), depending on the size of the park and the capital construction funds available.

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

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.

Mt. Royal Park is classified as a community park. This is the most frequently occurring park type and is designed to provide for daily recreation within an urban setting. Community parks are, therefore, oriented towards a short duration of recreation in active or passive uses. 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. The criteria for the selection of this type of park are flexible so as to allow for a maximum of local citizen comment on the selection, design, development and operation of the site.

Community parks serve the County's numerous neighborhoods and generally range in size up to 25 acres.

The primary service area of a community park is a 3/4 mile radius from the park. This distance is considered convenient for pedestrian or bicycle access. The majority of park users can be expected from this area. Since all F.C.P.A. park facilities are open for use to the public from any area, a secondary service area of 1-1/2 mile radius is studied to determine a broader scope of current recreational deficiencies and interest.

Facilities often provided in fully developed community parks 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. Wooded tracts provide the sites for a variety of passive uses.

OBJECTIVES

It is the objective of the Master Plan to establish the basic guidelines for the development of usable active and passive recreation space at Mt. Royal Park. It is a further objective to provide this space in a manner responsive to the desires of the potential park users and estimates of community needs, with minimal disruption of the existing physical conditions.

SITE ANALYSIS

LOCATION Dranesville District
 Fairfax County Property Identification
 Map 40-1 ((1)) 25C

Mt. Royal Park is a 3 acre, wooded parcel located on the southeast side of Idylwood Road, at the intersection of Idylwood Court, approximately 200' north of Lemon Road Elementary School. The site is bordered on the north by existing subdivisions, on the east by Metro service yards and Interstate 66, on the south by an undeveloped, wooded parcel, and on the west by Idylwood Road (with existing subdivision opposite). Please refer to the graphic exhibits provided in this report for additional information.

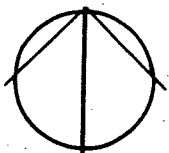
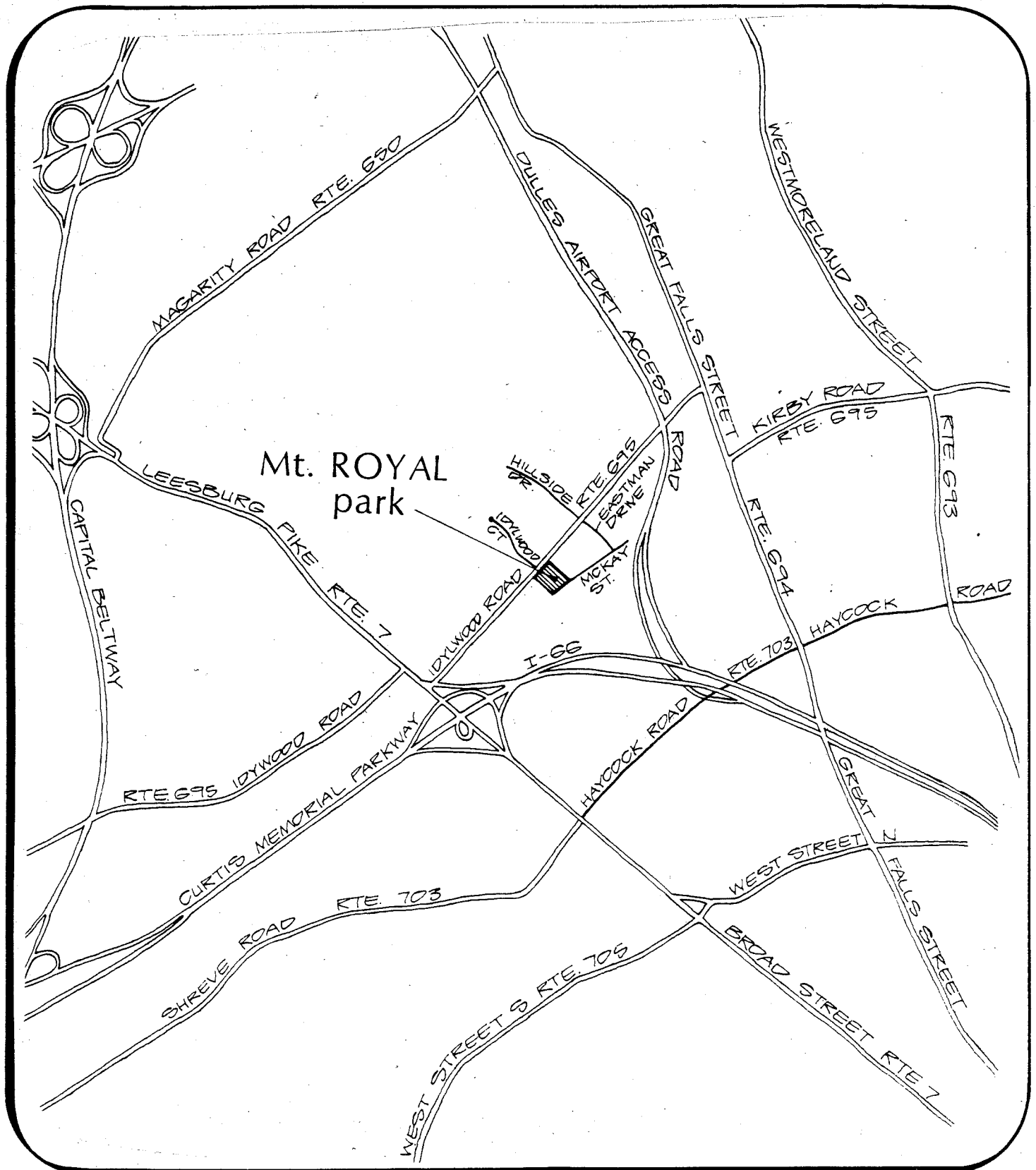
COMPREHENSIVE PLAN

Mt. Royal Park is located on the Fairfax County Area II Plan; McLean Planning District; Pimmit Community Planning Sector M2. The Comprehensive Plan's section of Parks, Recreation and Open Space states:

"Pimmit Run, which traverses the sector from south to north, has recently been made an open concrete culvert. The stream valley remains an environmental asset. There are eight community parks as follows:

- o Olney (20 acres) partially in Sector M3
- o Griffith (1.0 acres)
- o Fisher (.5 acres)
- o Pimmit View (5.0 acres)
- o Lemon Road (10.0 acres)
- o Lisle (.9 acres)
- o Pimmit Hills (1.5 acres)
- o Tysons/Pimmit (7.0 acres)

With 46 acres in community parks and several facilities at Olney and Lemon Road Parks and at area schools, service should be generally adequate through 1990. However, minor improvements to Olney and Lemon Road Parks should be made, and Lisle and Fisher should be developed to provide more convenient service. A park district maintenance facility is located on a portion of the Olney Park."



north

scale

1" = 2000'



FCPA

Location Map

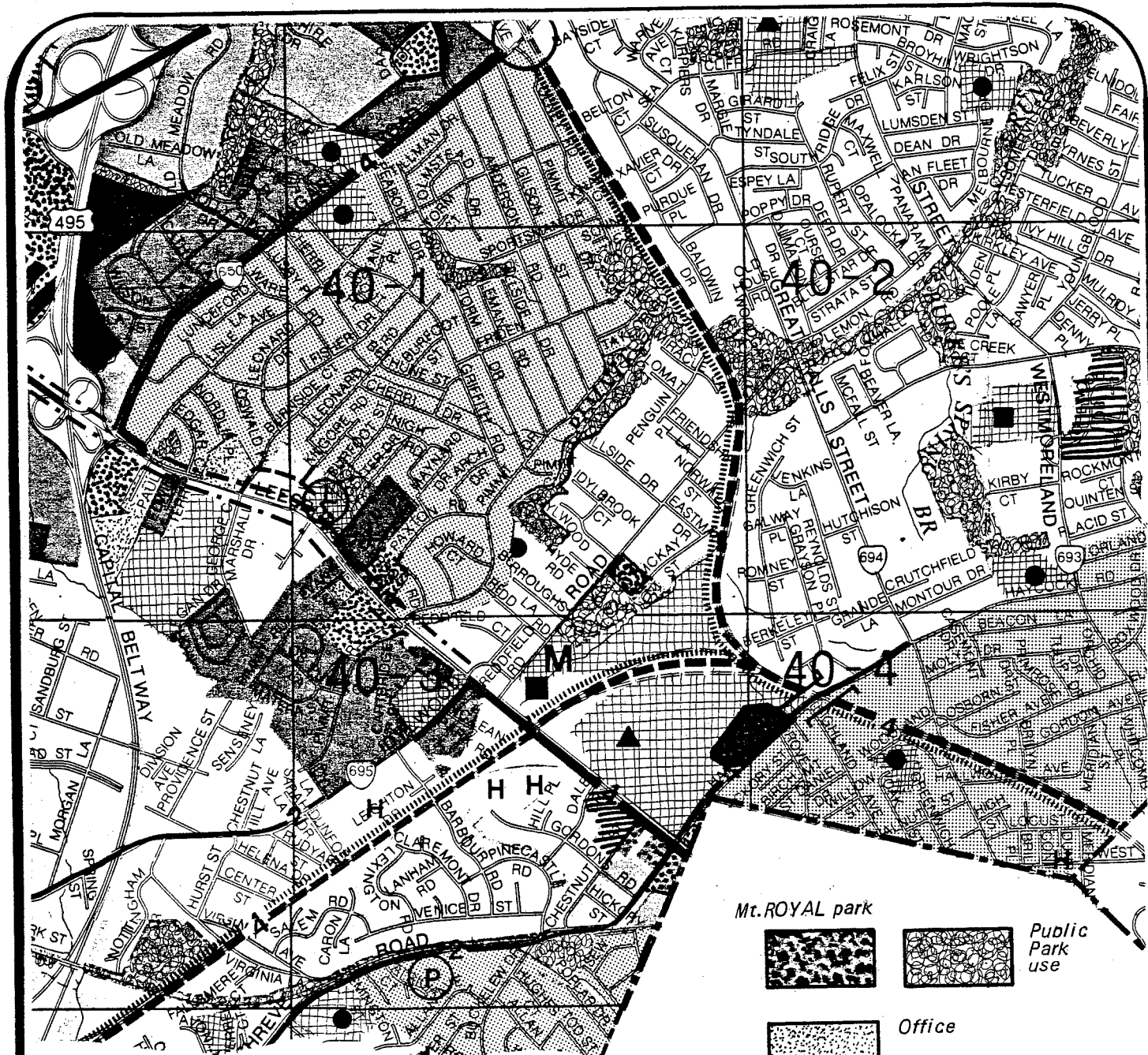
**Mt. ROYAL
park**

virginia



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Legend



3- 4 DU/AC



8- 12 DU/AC



16- 20 DU/AC



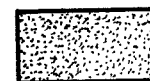
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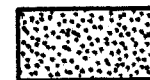
Mt. ROYAL park



Public
Park
use



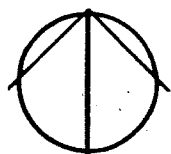
Office



Retail and Other



public facilities,
governmental and
institutional



scale
1" = 2000'



F.C.P.A.

Mt. ROYAL park

Fairfax County
COMPREHENSIVE
plan
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Mt. Royal Park was acquired subsequent to the above report. These additional 3 acres improve the adequacy of park land available for recreational uses.

Refer to the graphic Comprehensive Plan exhibit included in this report for additional information.

*The Comprehensive Plan shows a larger portion of this area as being master planned for public park use.

ZONING

Mt. Royal Park is zoned R-2. As such, the park's development is a permitted use under Part 2, Section 3-200, Paragraph 3-202, Item 3, Public Uses.

Public Use is defined, in part, in the Fairfax County Zoning Ordinance as:

"Any area, building or structure held, used or controlled exclusively for public purposes by the department or branch of the Federal Government, Commonwealth of Virginia, or the Fairfax County government under the direct authority of the Board of Supervisors, the Fairfax County School Board or Fairfax County Park Authority, without reference to the ownership of the buildings or structures or the realty upon which it is situated."

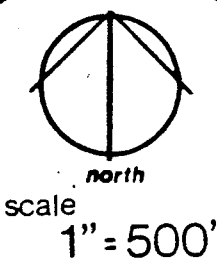
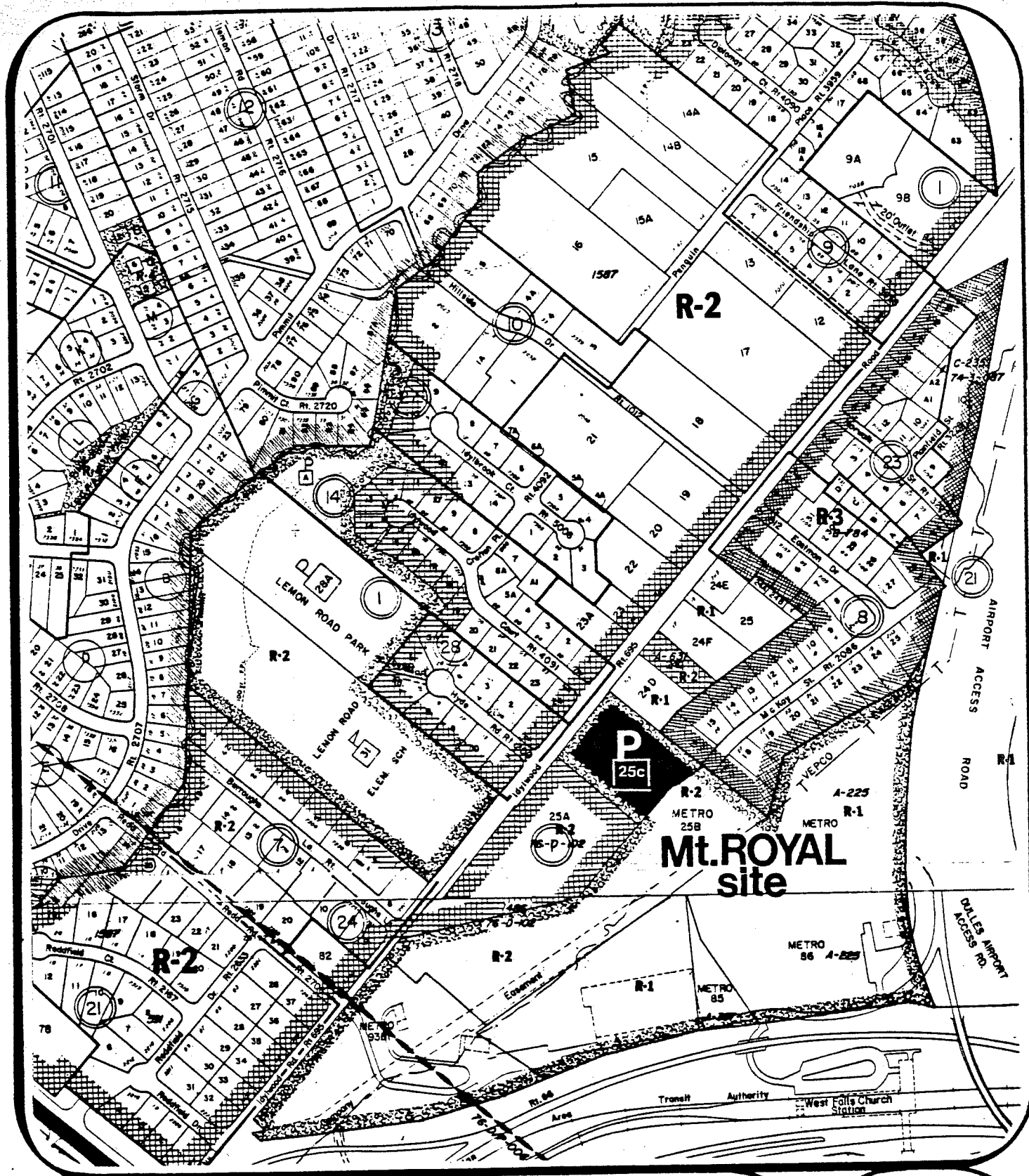
Refer to the graphic Zoning exhibit included in this report for additional information.

PROPERTY ACQUISITION

The 3 acres comprising the Mt. Royal Park site was acquired on March 26, 1982 for a purchase price of \$180,000. It is recorded in the land records of Fairfax County in Deed Book 5639, Page 1451.

ACCESS

With northwesterly frontage on Idylwood Road, Route 695, Mt. Royal Park has potential vehicular access. Within the park's boundary, running parallel to Idylwood Road, a 4' asphalt trail gives easy pedestrian access. In its present, undeveloped state, Mt. Royal Park offers only dirt trails worn by local use within its interior. The park is bounded by private property on the northeast and southwest sides with no public access apparently available at this time. The southeast boundary is completely fenced by Metro, allowing no access. McKay Street terminates adjacent to the northeast corner of the Park, but abutting the Metro site only, it affords no direct public access. Access from McKay Street is desirable and will be discussed further in this report.



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TERRAIN

Mt. Royal Park exhibits topography sloping from a high point along Idylwood Road in a generally south/southeasterly direction to a low point at the southeast corner of the site. The percent of slope varies from a gentle 0-5% at the northwest corner to a more severe 10% or greater at the southeast corner. A major swale moves diagonally across the western portion of the site carrying water from a storm sewer outfall from Idylwood Road.

In general, the following slope criteria can be applied when considering development potential:

- a.) 0-5% Flat to Slight Slope - Excellent for recreation.
- b.) 5-10% Medium Slope - Good for recreation, some grading may be required.
- c.) 10-15% Moderate Slope - Poor for recreation development, significant grading required.
- d.) 15% & Greater - Steep Slope - Prohibitive for recreation or general construction.

Please refer to the Slope Analysis graphic exhibit included in this report for additional information.

SOILS

Soils analyses of the Mt. Royal Park site were conducted by Mr. James E. Belshan, Soil Scientist, Fairfax County Soil Survey office on June 22, 1983.

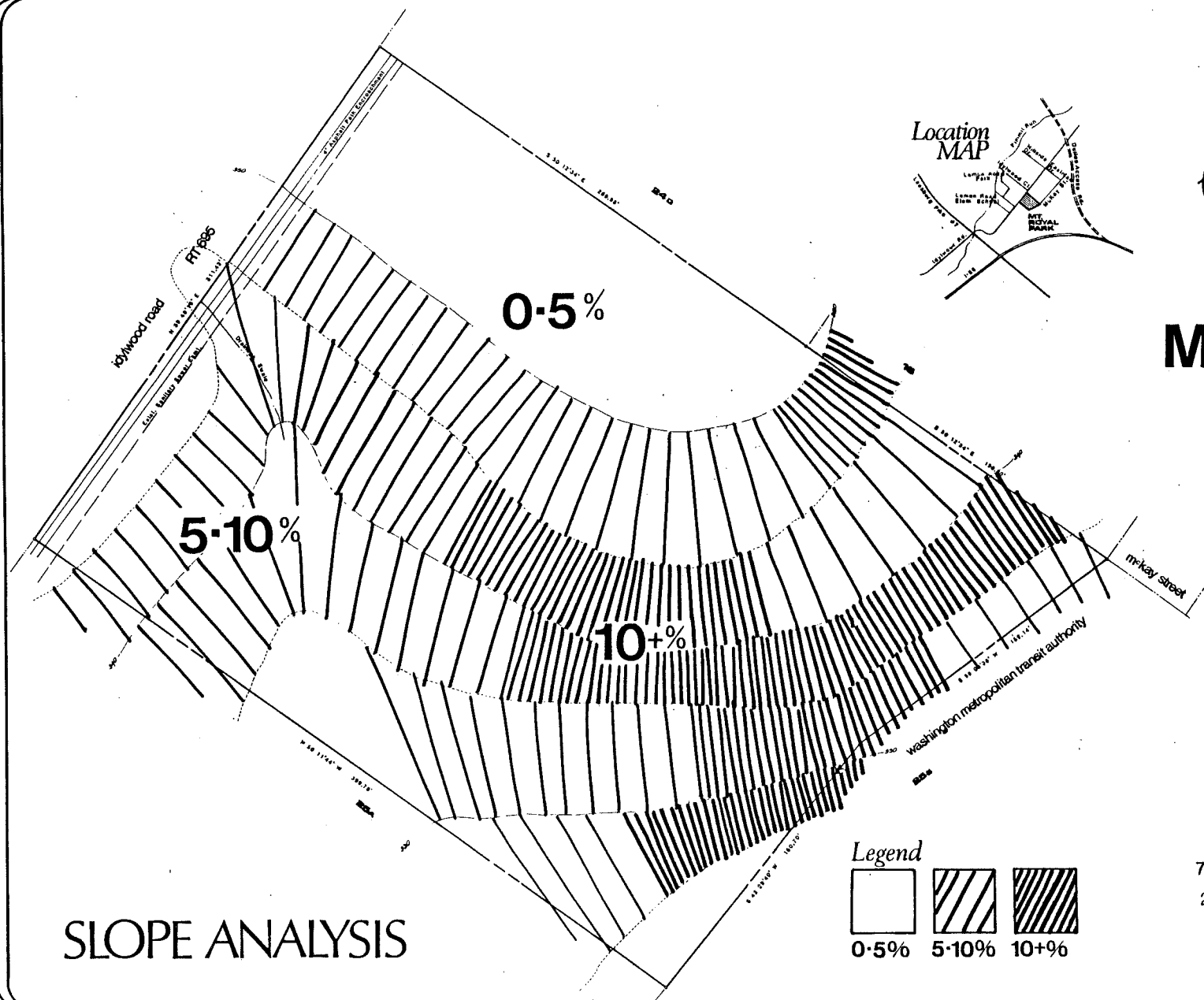
The soils encountered are Worsham Silt Loam with 2-7% slopes; Glenville Silt Loam with 2-7% slopes; Glenelg Silt Loam in two categories, 2-7% slopes and 7-14% slopes; and an area of uncontrolled fill over both Worsham and Glenville soils.

Worsham and Glenville soils are rated poor to marginal respectively for building support. Both have characteristically high water tables during wet seasons and following heavy rainfall. While not recommended for major construction areas, these soils do not necessarily preclude development of many park uses.

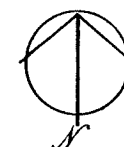
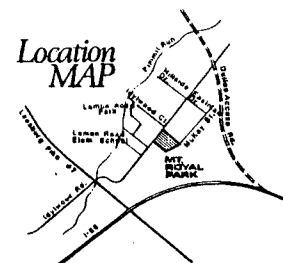
Approximately forty percent of the site consists of Glenelg soils which are generally well drained and rated "good" for building support and general development.

As in the case of the Worsham and Glenville soils, the fill material covering approximately 1/2 acre of the site is questionable for uses requiring good building support; however, it does not preclude the development of other park uses.

SLOPE ANALYSIS



Location MAP



Mt. ROYAL park

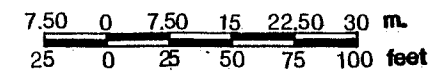
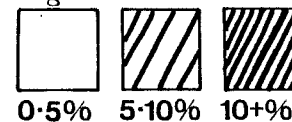
Dranesville District
FAIRFAX COUNTY
VIRGINIA

july 1983



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Legend



Refer to the Soils Analysis graphic exhibit within this report and to the County Soils Report which has been included in the Appendix.

VEGETATION AND WILDLIFE

An environmental field survey of the site was conducted by Mr. Paul Engman, District Naturalist with the Fairfax County Park Authority, on June 1, 1983. The report indicated a site 100% covered by young hardwood forest (less than 25 years old) with a heavy undergrowth of saplings. The tree growth is categorized in two distinct associations, oak/hickory, characteristic of upland forests, and tulip poplar/aspen which are indicative of lowlands with wet soils.

The Natural Features Rating system employed by the Park Authority uses a scale of 0-4 when evaluating the potentials for public use. Mt. Royal Park site was rated 1.0 for aesthetic values, 1.5 for wildlife habitat; 1.5 for interpretive uses and 3.0 for recreational uses. Environmental problems included present use by residents (tree forts, garden waste dumping) and part use by the County as a dump or fill area.

Its proximity to a school and residential areas makes the site ideal for recreational development. Also its location places it in good position to buffer nearby neighborhoods from the impact of the Metro yards and Interstate 66.

The survey report recommends at least 50% of the site remain wooded. This environmental field survey from the Conservation Division is included in the Appendix of this report.

UTILITY DEVELOPMENT

Mt. Royal Park is located in a relatively stable area of residential development. With the exception of Metro and I-66, there has not been any new construction in the immediate vicinity. The following utility services are present on or near the Mt. Royal Park:

SANITARY SEWER

An existing 8" sanitary sewer line is located on the park property in a 15' easement along the boundary with Idylwood Road. An additional 8" sanitary sewer is located within McKay Street extending into the Metro site. An easement from Metro would be required to reach this line.

STORM SEWER

An existing 18" RCP storm sewer outfalls onto the site at approximately its mid-point along the Idylwood Road frontage. This water is presently carried through the site in an open swale.

WATER

There is an existing 8" water main in the northwest side of Idylwood Road opposite the park site, and a 6" line in McKay Street. The McKay Street line would require an easement from Metro for hook-up. Water service is by the City of Falls Church. The City reports water flows and pressures are adequate to meet requirements for fire protection.

ELECTRIC

Overhead electric service is located in both Idylwood Road and McKay Street, according to VEPCO.

GAS

Washington Gas Light Company reported from available Company records that a 6" WRPD-HP line is located 1' outside of the southeastern edge of pavement of Idylwood Road and that a 2" WRPD-HP is located in McKay Street, 8' southeast of the centerline.

COUNTYWIDE TRAIL PLAN

The Fairfax County Trails Plan refers to this area on the McLean Trails Plan. It indicates an 8' wide pedestrian/bicycling trail is planned to be located along Idylwood Road. Mr. George Maures, Fairfax County Trail Planner, stated that the trail is planned for the north side of the road (Lemon Road Elementary School frontage). He also stated that the existing sidewalks in the area would fulfill the requirement for the trail in this area, and that no additional construction would be anticipated.

A 4' asphalt trail exists along the frontage of Mt. Royal Park as well and is expected to fulfill the need for pedestrian access into the park.

PARK SERVICE AREA

SERVICE AREA

As explained in the Introduction of this report, the primary service area for a community park, as defined* by the Fairfax County Park Authority, is that area within a 3/4 mile (aerial) radius from the center of the proposed park. A secondary service area falls within a 1.5 mile (aerial) radius of the park.

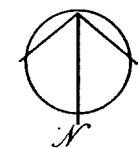
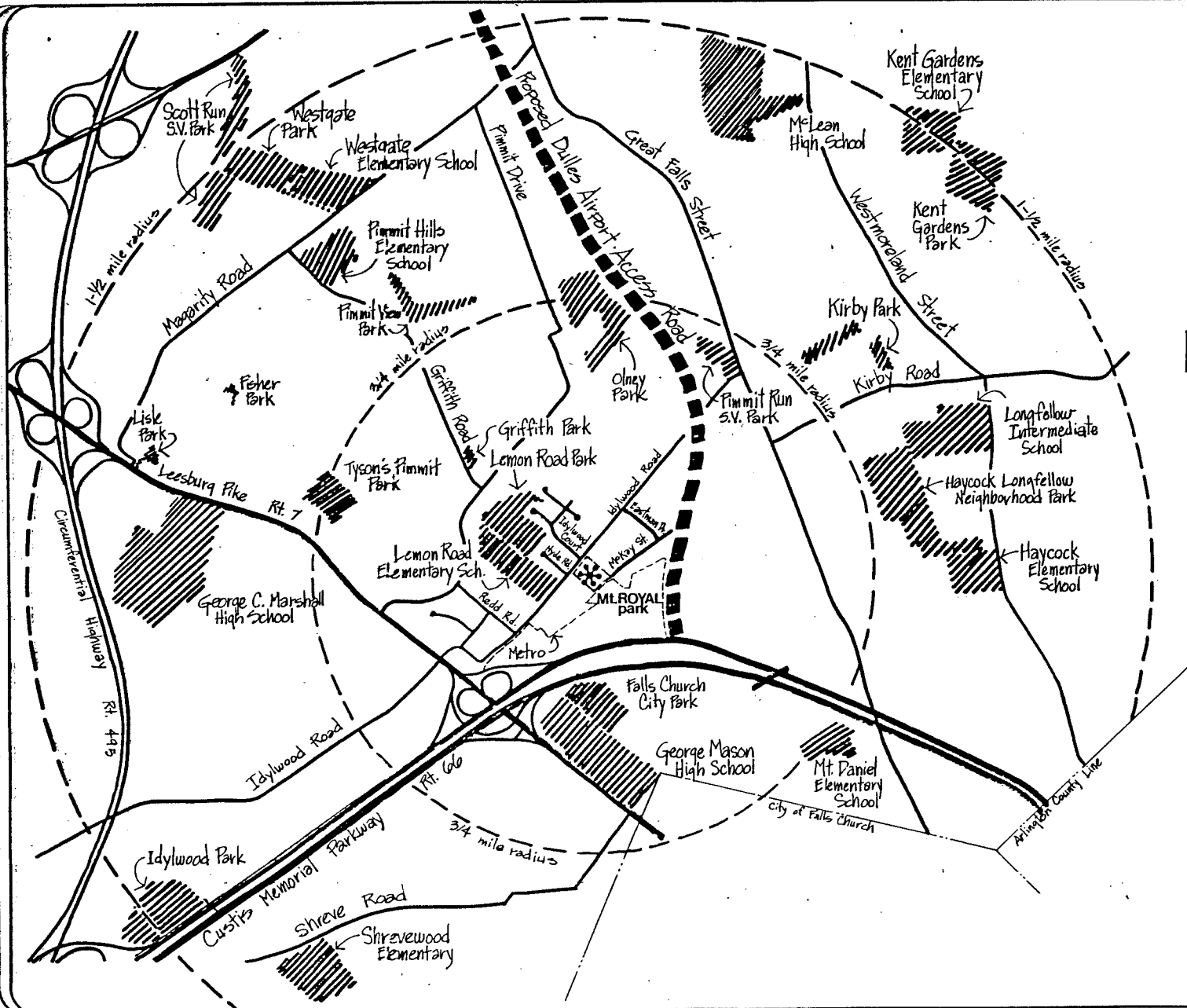
DEMOGRAPHICS AND LAND USE

Analysis of current development in the park service area indicates there are approximately 7,630 individuals within the primary service area. Expanding the study area to include the 1.5 mile secondary service area increases the estimated population to 30,955 individuals. Housing within the service area is supplied by a variety of single family and apartment units. Land use is also devoted to office and retail development as well as open space and school sites.

An estimated additional 1,031 residents live within the primary service area. However, they have been deleted from inclusion as potential users due to the influence of the I-66/Metro corridor which effectively deprives these residents of convenient access to the park.

These population figures are derived from the census information provided by the Fairfax County 1982 Standard Reports by the Office of Research and Statistics.

* As adopted from the National Recreation and Parks Association (NRPA) standards, 1971.



STUDY AREA
recreational opportunities

Mt. ROYAL park

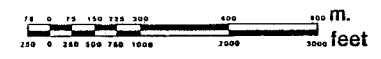
Dranesville District
FAIRFAX COUNTY
VIRGINIA
July 1983



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PARK RECREATION FACILITIES

The area of Fairfax County, in which Mt. Royal Park is located, was developed early in the process of suburban expansion into Fairfax County. Consequently, it is a well established, stable neighborhood with a significant number of developed parks within convenient travel distance.

PARK FACILITIES WITHIN PRIMARY SERVICE AREA (3/4 mile radius from Mt. Royal Park)

LEMON ROAD PARK (10 acres)

- Conservation Area
- Outdoor Classroom
- Playground
- Trails

OLNEY PARK (20 acres)

- 1 Basketball Court
- Conservation Area
- 2 Baseball Fields
- Parking
- Picnic
- Playground
- Restroom/Shelter Building
- 2 Tennis Courts
- 2 Practice Tennis Courts
- Tot Lot
- Trails

TYSON'S/PIMMIT PARK (7 acres)

- Playground
- Tot Lot
- Trails
- Open Play

GRIFFITH PARK (1 acre)

- Open Play
- Playground
- Tot Lot

PIMMIT RUN STREAM VALLEY PARK (60 acres)

- Conservation Area
- Historic Site
- Open Play Area
- Trails

PARK FACILITIES WITHIN THE SECONDARY SERVICE AREA
(1-1/2 mile radius from Mt. Royal Park)

WESTGATE PARK (12.5 acres)

- Baseball Field
- Open Play
- Parking
- Picnic Facilities
- 2 Lighted Tennis Courts
- Trails
- Winter Sled Run

SCOTTS RUN STREAM VALLEY PARK (59 acres)

- Conservation Area
- Open Play
- Trails

PIMMIT VIEW PARK (5 acres)

- Conservation Area
- Trails

FISHER PARK (.5 acre)

- Playground
- Tot Lot

LISLE PARK (1 acre)

- Basketball Court
- Picnic
- Playground
- Tot Lot
- Trails

KENT GARDENS PARK (26 acres)

- Conservation Area
- Open Play
- Trails
- Outdoor Classroom & Bicycle Trails Proposed

KIRBY PARK (3 acres)

- Unplanned

HAYCOCK LONGFELLOW PARK (24 acres)

- 2 Basketball Courts
- Bicycle Trail
- Conservation Area
- Playground
- 4 Tennis Courts
- Tot Lot
- Trails

PARK FACILITIES WITHIN THE SECONDARY SERVICE AREA
Continued...

IDYLWOOD PARK (14 acres)

2 Baseball Fields

1 Football Field

Open Play

Parking

Soccer Field

Trail

Basketball Court, Tennis Courts and Practice Tennis
Courts Proposed

SCHOOL RECREATION FACILITIES

Public School facilities within the service areas provide an additional source of recreational facilities. While filling a significant share of public recreational needs, school facilities are nonetheless only partially available for use by the general public, classes and school activities having priority.

The following schools are located within the primary service district (3/4 mile, not including the area south of I-66; refer to Study Area Exhibit):

LEMON ROAD ELEMENTARY SCHOOL

- 1 Apparatus Area (Climbing & Exercise)
- 1 Soccer Field with Overlay Ballfield
- 1 Asphalt Pavement Area with 2 Basketball Standards
and Volleyball Net Poles
- 1 Baseball Field with Backstop
- Open Play Area

The following school facilities are located within the secondary service district (1-1/2 miles, not including the area south of I-66; refer to Study Area Exhibit):

LONGFELLOW INTERMEDIATE SCHOOL

- 4 Tennis Courts
- 2 Basketball Courts (4 Backstops)
- 2 Baseball Fields/Backstops with Overlay
- Soccer-Football Field
- 1 Fitness Court
- 1 Open Play/Soccer Field with 2 Small Overlay Ballfields
- Open Play

HAYCOCK ELEMENTARY SCHOOL

- 1 Ballfield with Backstop and Overlay Soccer Field
- 1 Playground Apparatus Area
- Black Top Area - 4 Basketball Backstops and
Game Markings
- 1 Multi-Use Court with 2 Basketball Backstops

KENT GARDENS ELEMENTARY SCHOOL

- Open Play/2 Baseball Backstops, 2 Soccer
Field Goals
- Asphalt Area with 4 Basketball Backstops
- Play Apparatus Area

McLEAN HIGH SCHOOL

- 5 Tennis Courts
- 1 Football Stadium, Lighted, with Running Track
- 4 Basketball Courts
- 1 Baseball Field/Backstop
- Open Play Fields
- 1 Tennis/2 Multi-Use Courts Fenced Complex

WESTGATE ELEMENTARY SCHOOL

- 2 Baseball Fields with Backstops
- Asphalt Play Court with 2 Basketball Standards
- Play Apparatus Area

PIMMIT HILLS ELEMENTARY SCHOOL

- 1 Ballfield with Backstop
- Open Play Field
- Play Apparatus Area
- Asphalt Area with 4 Basketball Backstops

GEORGE C. MARSHALL HIGH SCHOOL

- 1 Football Stadium, Lighted, with Running Track
- 1 Baseball Field, Lighted, with Bleachers
- 3 Ballfields with Backstops/Soccer Overlay
- 7 Tennis Courts
- 3 Multi-Use Courts
- Open Play Fields

PRIVATE RECREATION FACILITIES

A limited amount of private recreation development exists within the study area; however, for the purposes of this report and its establishment of public need, they are not considered in the tabulations.

RECOMMENDED LEVELS OF RECREATION FACILITY AVAILABILITY

The following chart lists the recreation facilities most often requested in park development. It contrasts the standards established by the National Recreation and Parks Association (NRPA) and adopted by FCPA to the existing facilities available within the park service area and finds the deficiencies.

RECOMMENDED LEVELS OF FACILITY AVAILABILITY (PARK FACILITIES AND SCHOOLS) ESTIMATED PRIMARY SERVICE AREA POPULATION OF 7,630

<u>Facility</u>	<u>FCPA Standard*</u>	<u>Required</u>	<u>Available</u>	<u>Deficient</u>
Playground/Tot Lot	1/500	15	5	10
Tennis Court	1/1200	6	2	4
Multi-Use & Basketball Courts	1/500	15	2	13
Softball	1/3000	3	3	0
Soccer	1/1500**	5	1	4

* Adopted from National Recreation and Parks Association (NRPA) standards, (1971) in reference to population.

** Standard for soccer facilities established by the FCPA based on demonstrated local needs.

The following explanation was taken from a NRPA publication titled "National Park Recreation and Open Space Standards" published June, 1971:

Standards are relative rather than absolute requirements, and should serve as guidelines or criteria to aid in the planning and decision making process. They point to deficiencies in the provision of adequate park and recreation areas within certain jurisdictions, service areas, and communities.

The effectiveness of a community's services are often measured by comparison to a variety of national standards. The number of fire stations per capita; the number of school pupils per teacher; hospital beds per capita; school expenditure per pupil; the number of policemen per capita; etc., are all quantitative indices of performance and how well civil and social needs are being met.

Space standards are useful in developing a unified and balanced system of park and recreation lands and facilities. Some principal uses of standards are:

The development of a comprehensive plan of park and recreation areas and a systematic approach to land acquisition.

The determination of what and how many recreation facilities are needed to best serve the people, and where they should be provided.

The justification to political bodies for the acquisition and development of park and recreation lands and facilities and to determine priorities.

Use as a measure against which the effectiveness of the park and recreation system can be evaluated.

PROGRAM DEVELOPMENT

SITE ANALYSIS CONCLUSIONS

The Mt. Royal site is heavily wooded with second growth hardwood forest an estimated 25 years old. The nature of this type of young forest lends itself well to development, in that grading for the facilities has less impact on the adjacent growth than in instances where large mature trees are concerned. Survival of trees closest to the development is significantly increased when they are younger and more adaptable to change. The slopes, soils and vegetation combine to present a site with very few factors which would inhibit development of most park facilities. The size of the parcel (3 acres) is somewhat restrictive in limiting facility development; a soccer field, for instance, would not be practical.

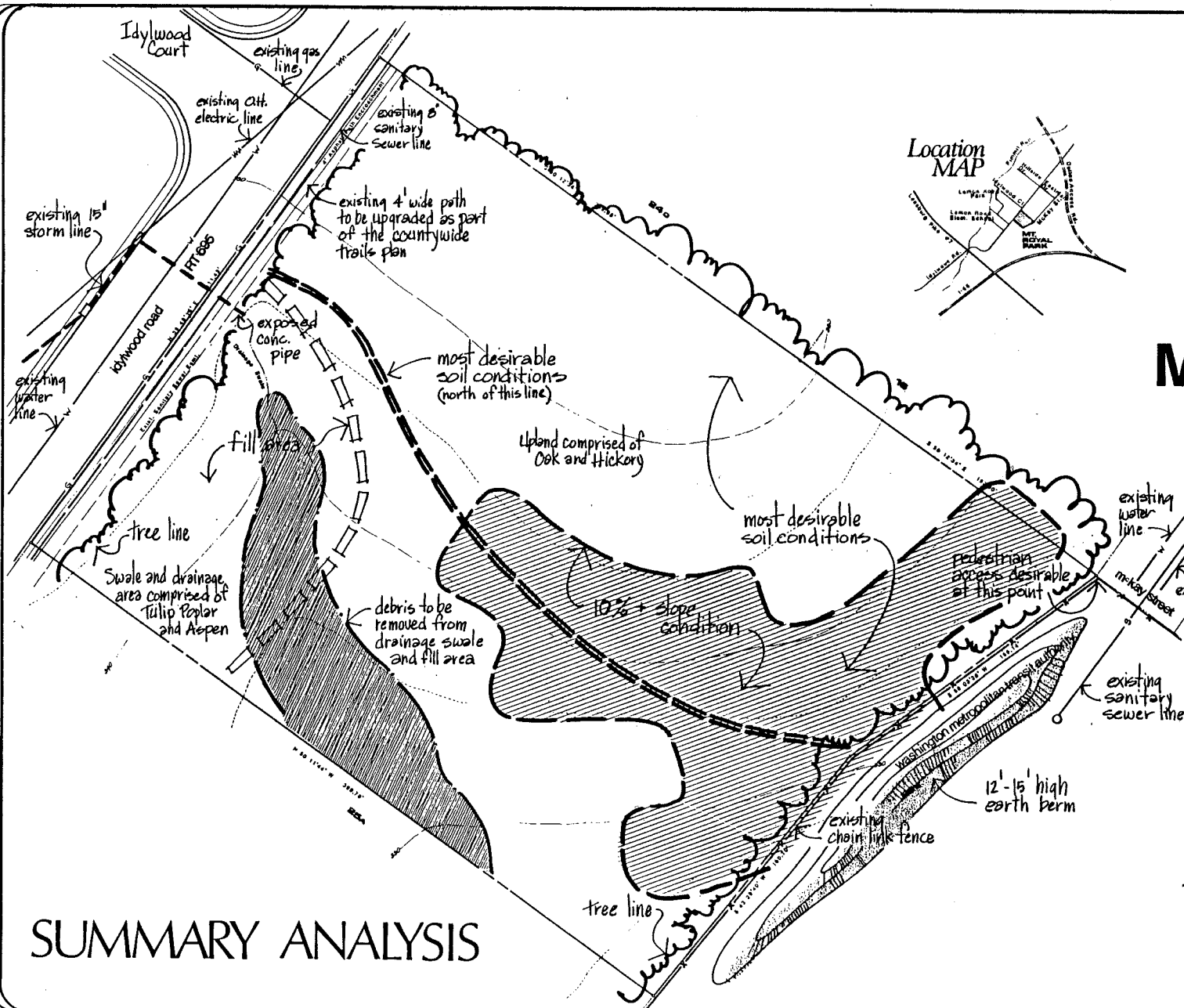
The slope of the ground is not severely restrictive for most park development. Development of large, flat areas such as tennis courts, will require grading of cut and fill slopes. It may be desirable to make use of retaining walls on wooded sites such as this to reduce the area of required clearing.

The soils which are noted as restrictive to development are located along the southern boundary of the site. These soils are primarily restrictive because of a seasonal high water table and poor building support. This, however, does not preclude development for many park and recreational activities. The area that has been filled in past years, however, should be avoided with any structure development due to the unknown properties of the soil.

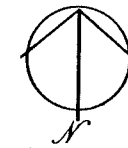
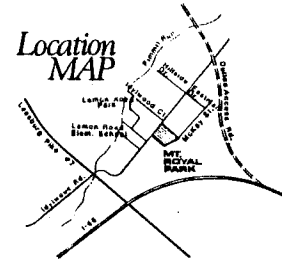
The site, while suitable for development for recreational purposes, serves a significant secondary purpose as buffer between the established residential neighborhood west of Idylwood Road and the new Metro/I-66 development to the east of the park. Therefore, consideration of the value of this buffer must be made as part of the development proposal.

Utility lines in and near the park do not impact the development area. It is recommended that the existing storm sewer outfall presently flowing onto the site be extended through a portion of the site adjacent to Idylwood Road. This extension and subsequent filling of the present drainage ditch will increase the developable area close to Idylwood Road near where the main pedestrian access is anticipated. The improvement of the storm system would be advantageous both from a planning and a safety view point.

SUMMARY ANALYSIS



Location MAP



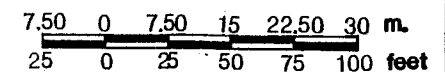
Mt. ROYAL park

Dranesville District
FAIRFAX COUNTY
VIRGINIA

july 1983



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Fairfax County Park Authority



DEVELOPMENT PREFERENCE

The Mt. Royal Park Community Forum was held June 30, 1983 at the Lemon Road Elementary School. Fairfax County Park Authority staff members and approximately 15 citizens discussed the park and its potential opportunities. The citizens were divided into two teams to discuss the facilities they desired to see developed at the park in closer detail. A compilation of the top priorities from the groups is as follows:

- 1.) lighted tennis courts with practice wall
- 2.) play apparatus with swings/tot lot/picnic shelter and water fountain
- 3.) multi-use trail
- 4.) fitness court/gymnastic set
- 5.) picnic tables and grills

The uses given priority request are, in general, compatible with one another and apparently feasible on this site. The entire report resulting from the information and public requests received at the Forum and during the subsequent 30 day period, in which additional information could be entered into the record, has been included in the appendix of this report.

Special concerns which were registered by the citizens at the Forum basically concerned security and maintenance issues such as loitering, the degree of lighting desirable, control of poison ivy, vandalism and increased visibility of the park grounds. It was also mentioned that there was concern for maintaining the existing vegetation and that securing access from McKay Street to the rear of the park was desirable.

Park development that was expressly not desired at Mt. Royal Park included baseball and soccer fields and parking. Lights were listed as a dislike from one of the groups, but in general discussion following the group meetings, it was further specified to mean general field lighting and not directed at the lighted tennis courts, which that same group had as a number 2 priority for desirable facilities. As with the special concerns, several items listed as dislikes are more follow-up maintenance items (broken bottles and poison ivy) and are covered by standard park regulations such as those prohibiting motorbikes in the park.

One team expressed the desire not to duplicate the facilities at Lemon Road Park, which is basically across the street from Mt. Royal. On the surface this is a very logical and common sense approach. However, when considering the facilities located at Lemon Road Park, which include trails, a play apparatus area and an outdoor classroom, duplication of some facilities may be desirable when taken within the context of a total design for Mt. Royal Park. The play apparatus area, for example, is desirable as an activity center adjacent to the tennis courts, as an outlet for younger children while parents use the courts. It adds to the multi-use and multi-age use design principal. Therefore, there may be a duplication of facility items but not of the facility design.

Mr. Leonard B. Gunsior, Assistant Director of Recreation and Community Services for Fairfax County, recommended the inclusion of a multi-use court and a creative playground facility at this park site.

The Lemon Road Elementary School can provide several recreational opportunities with its open fields and court game area. The school can also be expected to provide parking space for Park uses should it become necessary.

PRELIMINARY MASTER PLAN DEVELOPMENT

In planning and developing Mt. Royal Park, all factors influencing the site and its future development must be considered. Physical restraints and attributes of the site such as soils bearing capacity, drainage and vegetative cover are to be considered along with aesthetic values, community desires for specific facilities and for present and future recreation needs.

The existing characteristics of the Mt. Royal site are suitable for park development. The extensive wooded cover is young and more easily adapted to development than those sites with larger, more mature trees. The young trees' cover will provide a very adequate, shady environment for the park visitor.

Based upon this study and the information gathered at the public information forum, three conceptual designs have been developed for analysis.

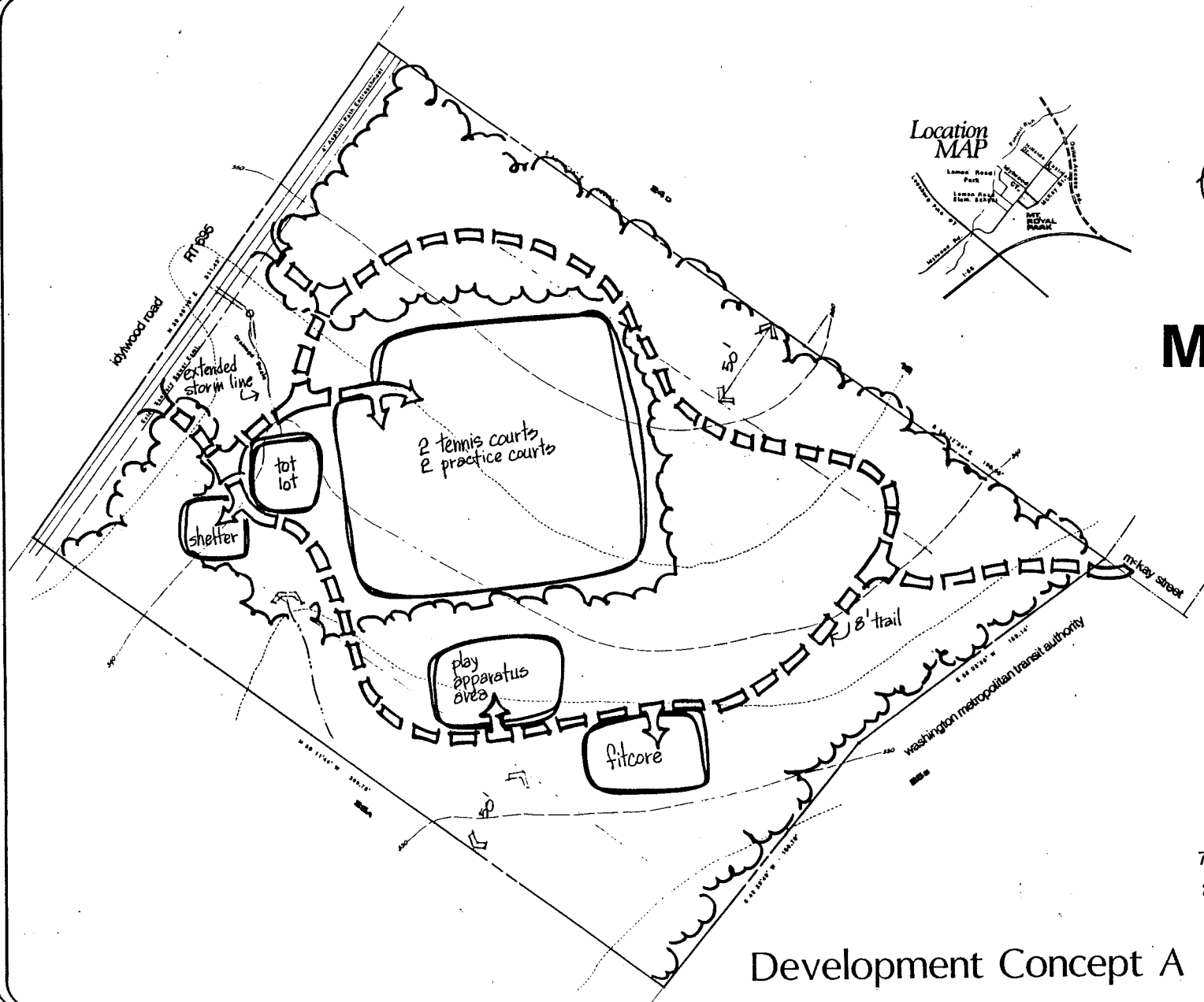
DEVELOPMENT CONCEPT A

This concept provides for a loose arrangement of facilities along a looping trail system. The facilities proposed for development are a tot lot (pre-school age children), play apparatus area (school age children), shelter structure, fitness exercise area (children and adults), and 2 lighted tennis courts with 2 practice courts. The facilities proposed for development respond to the requests of the residents as well as provide a solid basis for fulfillment of recreation needs within the park environment. The development of these facilities will allow a significant portion of the park area to remain in its present condition. An 8' asphalt (or gravel) trail will provide access from Idylwood Road, through and around the park and access by easement to McKay Street. This access point will require arrangement with the Washington Metropolitan Transit Authority.

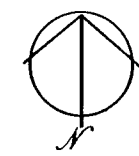
The facilities have been located somewhat independently, using the trail as the common link. The shelter and tot lot are relatively close to each other and to the entrance to the tennis courts, which provides an opportunity for adults to monitor the pre-schoolers from the tennis courts or shelter.

The existing storm sewer outfalling onto the park at a midpoint along the Idylwood Road frontage will have to be extended, with fill material brought in to raise the ground level in that area. This will provide for a limited open play area to be used in conjunction with the tot lot facility. It is recommended that a fence barrier (3 or 4 rail fence) be placed along the frontage to impede movement of youngsters toward Idylwood Road.

It is also recommended that the forest undergrowth be selectively cleared from the wood edge to approximately 10' into the undisturbed wooded areas. This would allow development of an open, grassed or wood-chipped area adjacent to the trails. This visual enhancement will have the additional value of improved safety for the park visitor.



Location MAP

Preliminary
Master
Plan

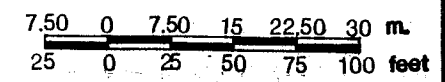
Mt. ROYAL
park

Dranesville District
FAIRFAX COUNTY
VIRGINIA

july 1983



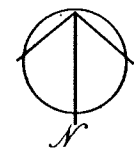
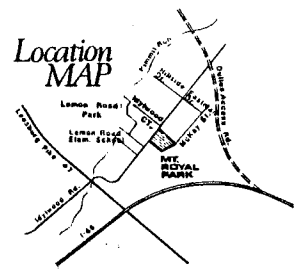
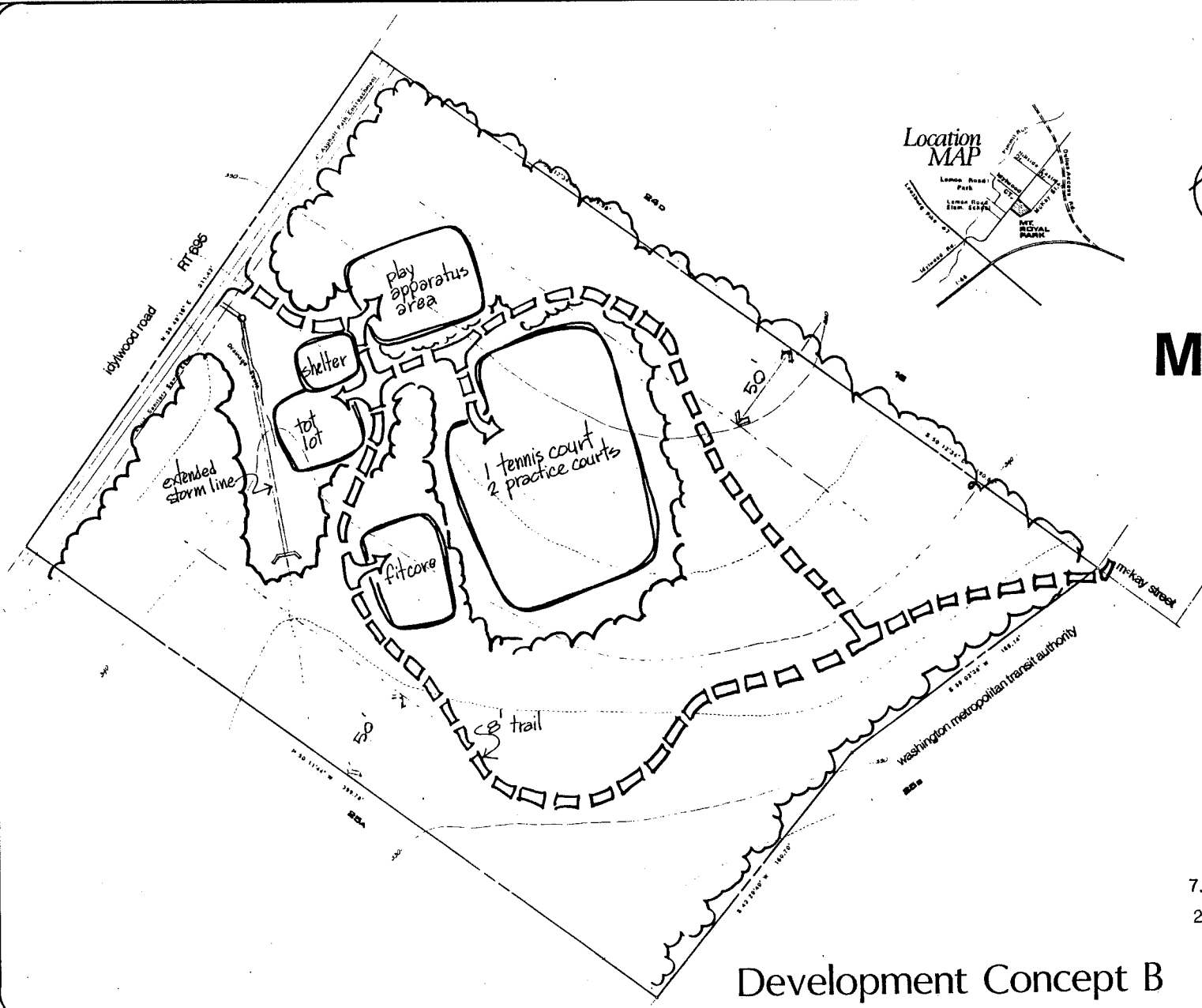
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Development Concept A

DEVELOPMENT CONCEPT B

The facilities proposed with Concept 'B' remain the same as Concept 'A' except for the reduction of tennis courts from two to one. The facilities are arranged in a more compact design, centralized on the northeastern half of the site. The shelter serves as a buffer between the tot lot and play apparatus area and is so located as to provide a "central point" in reference to activity within the park. The reduction of the tennis courts to one, with the 2 practice courts, allows for a significantly smaller amount of site area disruption. The courts are to be lighted. An 8' wide asphalt (or gravel) trail system, as in Concept 'A', links Idylwood Road to McKay Street and provides a loop within the park.

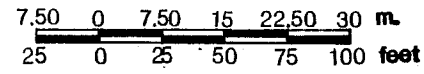


Preliminary
Master
Plan
**Mt. ROYAL
park**

Dranesville District
FAIRFAX COUNTY
VIRGINIA
july 1983



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Development Concept B



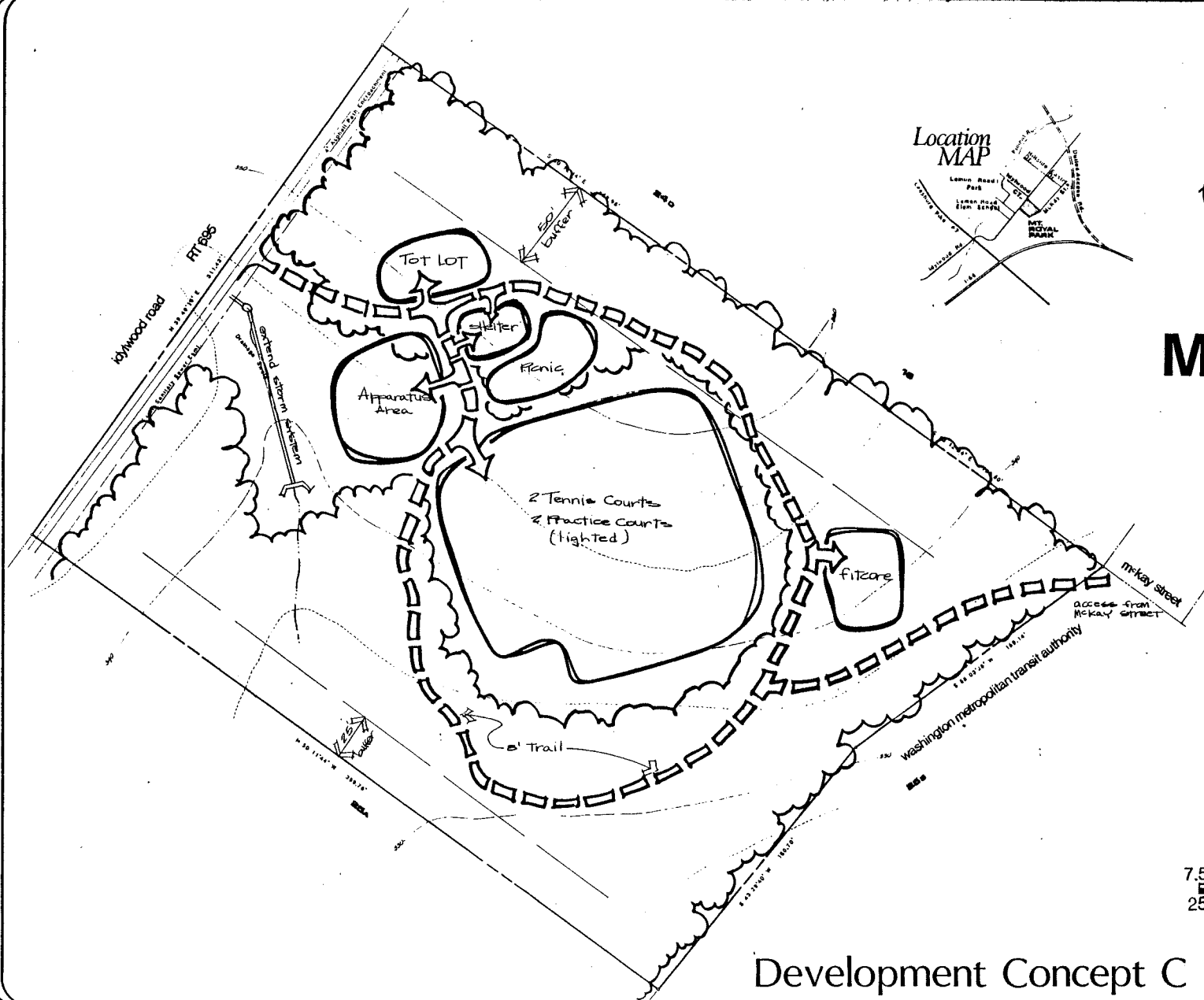
DEVELOPMENT CONCEPT C

This concept places the majority of facility development further into the center of the park allowing for a wider transition area from Idylwood Road. The play apparatus area will be readily visible from the road with the tot lot and shelter structure set further into the trees. The 2 tennis courts and 2 practice courts will be lighted.

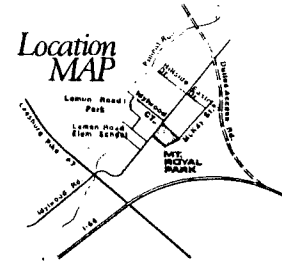
The shelter and picnic area will provide a central location for visual supervision of children on the tot lot or apparatus area as well as for viewing the tennis court activity.

The future exercise area has been located closer to the McKay Street entrance to provide a separate activity area for the anticipated primarily adult users.

The 8' wide asphalt (or gravel) trail system again provides a loop connection between the roads as in Concepts 'A' and 'B'.



Location
MAP



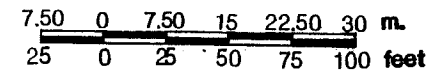
Preliminary
Master
Plan
Mt. ROYAL
park

Dranesville District
FAIRFAX COUNTY
VIRGINIA

july 1983



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Development Concept C



Long, Brown & Associates
A PROFESSIONAL CORPORATION

engineering/surveying/planning/landscape architecture

DEVELOPMENT CONCEPT SELECTION

In a comparison of the three concepts, and in view of previously stated criteria, Concept 'C' was selected as providing the best basic solution to the facility selection and relationship problem. Concept 'C' has been further refined to a design development sketch which carries the concept plan to more definitive size and space design.

This plan was then analyzed in the field for needed adjustments due to natural features or other site conditions which may impact or be impacted by the development. Facility locations were staked out on the site and reviewed by FCPA staff and consultants as well as representatives of various County agencies. Suggestions and recommendations were then received and analyzed for inclusion in the design. Following this step the Preliminary Master Plan was finalized.

PRELIMINARY MASTER PLAN DESCRIPTION

As in most community park developments within the Fairfax County Park Authority system, Mt. Royal Park is envisioned as a multi-use facility serving the recreational needs of a broad spectrum of the local population. Sensitive design and careful construction practices will insure a successful marriage of park development and existing vegetation.

ACCESS

Mt. Royal Park will be primarily served by pedestrian walks. Parking facilities can be provided by the existing lot at the Lemon Road School. The size constraints of the park provides a significant argument for not devoting much needed space to auto parking. The main population by which the park is expected to be used is within reasonable walking and bicycling distance.

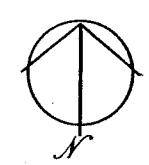
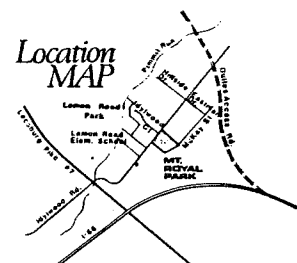
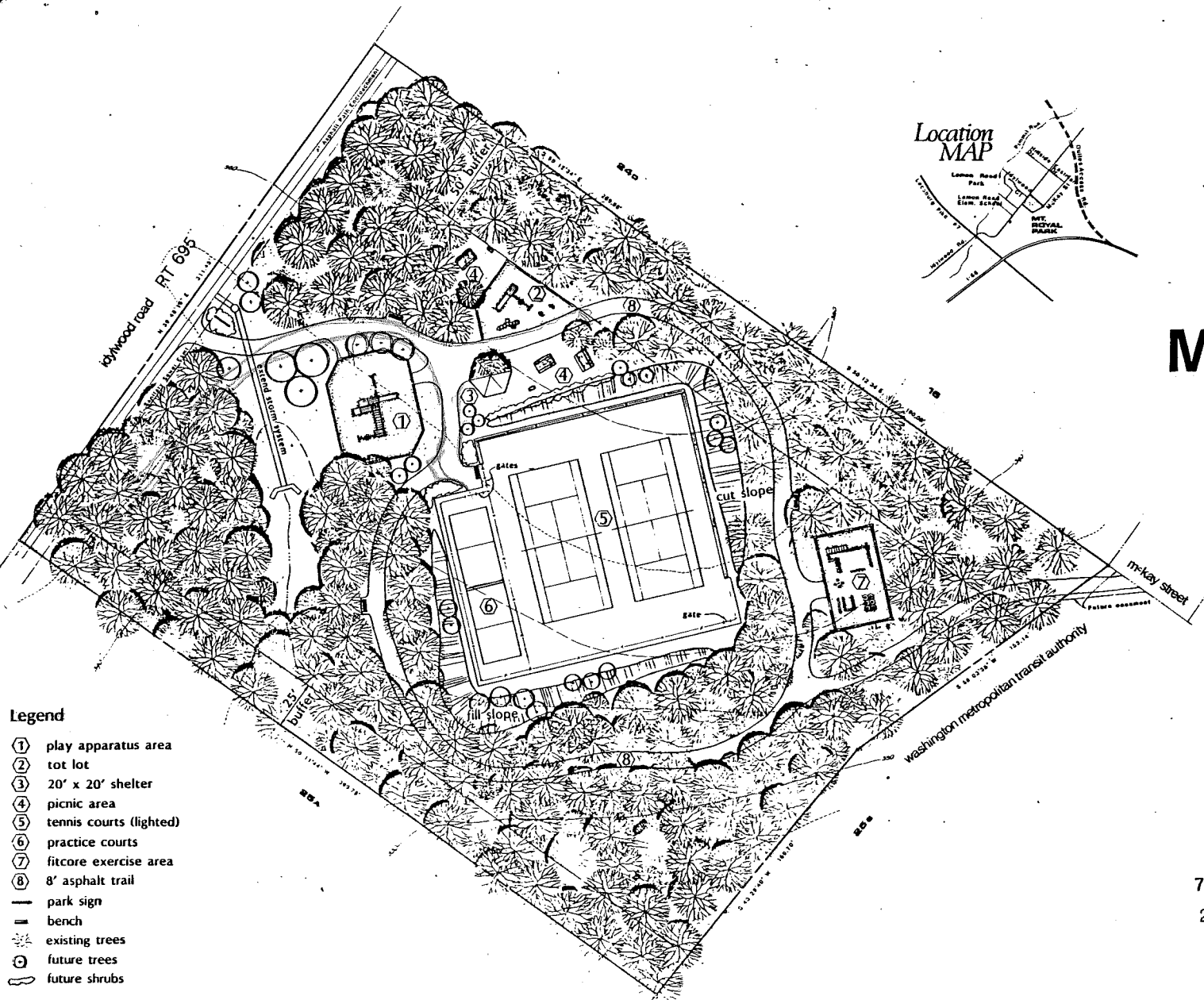
An 8' wide asphalt (or gravel) trail system is proposed from Idylwood Road through the park to McKay Street. The trail will form a complete loop within the park and link all the proposed facilities. The FCPA is presently negotiating for an easement from Metro to accomplish the connection to McKay Street.

PLAY APPARATUS AREA

It is proposed that this area be of a timber/steel structure which combines multiple climbing, swinging, etc. activities within one design unit. For budgetary reasons, it is advisable that this facility be a commercially available item. The play area will have a suitable soft surface and be outlined with timber edging. Its location within the park provides visual exposure from Idylwood Road, yet sets it back a safe distance from the road. This facility will be designed for school age children.

TOT LOT

A separate facility for pre-schoolers will be provided with scaled-down sized play apparatus. It is viewed as an adult supervised area with some of the equipment, such as swings, requiring adult assistance for the toddler age children. Benches will be strategically placed within the tot lot area. The tot lot will be physically separated from the older age group apparatus for the safety of the younger children. A soft surface material will be used for the entire area outlined with timber edging.



Preliminary Master Plan Mt. ROYAL park

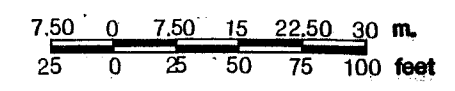
Dranesville District
FAIRFAX COUNTY
VIRGINIA
february 1984



PREPARED FOR
Fairfax County Park Authority

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Legend

- ① play apparatus area
- ② tot lot
- ③ 20' x 20' shelter
- ④ picnic area
- ⑤ tennis courts (lighted)
- ⑥ practice courts
- ⑦ fitcore exercise area
- ⑧ 8' asphalt trail
- park sign
- bench
- ☼ existing trees
- ⊙ future trees
- future shrubs

SHELTER/PICNIC AREA

A 20' x 20' wood-constructed shelter is proposed in a central location. Picnic tables will be located within the shelter to provide a covered, all-weather, seating area. The structure is located so as to provide good visual connection to the majority of recreation facilities within the park. Again for budgetary reasons, a commercially available shelter structure is advisable.

Additional picnic tables and grills will be located adjacent to the shelter, overlooking the tennis courts and adjacent to the tot lot.

TENNIS COURTS

Two full-size, fenced tennis courts with low level lighting are proposed for this park. In addition, a two court practice facility, also lighted, will be provided adjacent to the tennis courts. The courts will all have a color coat surface. Lighting at a recreational use level is proposed. A retaining wall along the northwest and northeast sides will allow for a shorter cut slope, thus saving considerable tree cover that would otherwise be removed.

FITNESS/EXERCISE AREA

The consolidated exercise area will provide a variety of exercise opportunities with equipment and self-guiding signs. The area is designed for broad age group use, although the adult population is anticipated to be the prime user. This type of facility has been selected in lieu of an exercise-trail facility due to the lack of sufficient trail length within the park. The walk that is proposed for the park does, however, provide a complete loop within the park boundary which will provide the opportunity for jogging and running in conjunction with the fitness exercises.

WALK SYSTEM

An 8' wide asphalt (or gravel) surfaced walk system is proposed for the park. This system will provide access from Idylwood Road and McKay Street and provide an internal loop surrounding and linking all the recreation facilities. It is proposed that the undergrowth on either side of the walk be cut back ten feet and a grass or mulched surface established. The healthy tree growth will remain. It is recommended that the walk from the lighted tennis courts to Idylwood Road be lighted as well.

LANDSCAPE DEVELOPMENT

Plant material will be added to enhance the new development and provide for screening where necessary. This plant material will be indigenous to the area and will include both trees and shrubs, evergreen and deciduous. Particular attention will be placed on stabilization and restoration of the cut and fill slopes created by the construction of the tennis courts. Selection will be based upon multi-use criteria, including consideration of flower, color and wildlife forage value.

ESTIMATED USER LEVELS

The following projection of user levels for Mt. Royal Park is based on an examination of similar facilities in the region and on past experiences in planning recreational facilities.

The estimated number of "users per year" (where a "user" is one person taking part in one activity on a particular day), based on the criteria below, is as follows:

<u>Facility</u>	<u>Estimated Number of Users Per Year</u>
A. 2-Tennis Courts/Practice Courts	5,400
B. Apparatus Play Area (school age)	3,650
C. Fitness Exercise Area	3,650
D. Tot Lot (pre-school age)	1,825
E. Picnic Area	8,640
F. Hike/Bike Trails	<u>10,950</u>
TOTAL ESTIMATED PARK USERS PER YEAR	34,115

User Level Criteria

- A. 2 Tennis Court/Practice Courts (neighborhood use)

A nine month season and 20 persons on the courts per day.
 $20 \text{ persons} \times 270 \text{ days} = 5,400 \text{ users/year}$

- B. Apparatus Play Area (school age)

Year round usage with an estimated 10 children/day.
 $10 \times 365 \text{ days} = 3,650 \text{ users/year}$

- C. Fitness Exercise Area (all ages)

Year round usage with an estimated 10 users/day.
 $10 \times 365 \text{ days} = 3,650 \text{ users/year}$

- D. Tot Lot (pre-school age)

Year round usage with an estimated 5 users/day.
 $5 \times 365 \text{ days} = 1,825 \text{ users/year}$

- E. Shelter/Picnic Area

Picnicking is estimated at four persons per table with heaviest use on weekends between April and October. The turnover is estimated at two per day per table. Six tables are assumed for the area.

$6 \text{ tables} \times 4 \text{ persons/table} \times 2 \text{ turnovers} \times 180 \text{ days} = 8,640 \text{ users/year}$

- F. Hike/Bike Trails

Assume 30 persons/day, year round.
 $30 \times 365 = 10,950 \text{ users/year}$

DEVELOPMENT COST ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>COST</u>	<u>FACILITY TOTAL COST</u>
A. FACILITY COSTS					
1.) <u>Tennis Courts and Practice Courts -</u> asphalt, color coat and painted lines, fencing and gates, wall for practice courts, posts for nets, site work, retaining wall.	--	L.S.	\$ 60,000.00	\$ 60,000.00	
SUBTOTAL - TENNIS COURTS					\$ 60,000.00
2.) <u>Lighting for Tennis Courts, Practice Courts and walk to Idylwood Road.</u>	--	L.S.	\$ 30,000.00	\$ 30,000.00	
SUBTOTAL - LIGHTING					\$ 30,000.00
3.) <u>Play Apparatus Area</u> (suitable for school age children) and wood chip surface.	--	L.S.	\$ 25,000.00	\$ 25,000.00	
SUBTOTAL - PLAY APPARATUS AREA					\$ 25,000.00
4.) <u>Tot Lot</u> (suitable for pre-school age children) and wood chip surface.	--	L.S.	\$ 6,500.00	\$ 6,500.00	
SUBTOTAL - TOT-LOT					\$ 6,500.00
5.) <u>Shelter (20' x 20')</u>	--	L.S.	\$ 15,000.00	\$ 15,000.00	
SUBTOTAL - SHELTER					\$ 15,000.00
6.) <u>Picnic Area -</u> Picnic tables 6 EACH \$ 275.00 \$ 1,650.00 Picnic grills 2 EACH 88.00 176.00 Selective clearing and grading, wood chip surface, installation.	--	L.S.	\$ 1,000.00	1,000.00	
SUBTOTAL - PICNIC AREA					\$ 2,826.00
7.) <u>Fitness Exercise Area -</u> Wood chip surface.	--	L.S.	\$ 6,500.00	\$ 6,500.00	
SUBTOTAL - FITNESS EXERCISE AREA					\$ 6,500.00
8.) <u>Walks -</u> 8' asphalt (or gravel) walk 1150 L.F. \$ 13.00 \$ 14,950.00 Benches 4 EACH 200.00 800.00					
SUBTOTAL - WALKS					\$ 15,750.00

9.) Storm Sewer System

Extension - Remove
and replace existing
endwall.

	--	L.S.	\$ 500.00	\$ 500.00
Manhole	1	EACH	2,000.00	2,000.00
Class II RCP	96	L.F.	40.00	3,840.00
Endwall				
Rip Rap	10	C.Y.	90.00	900.00

SUBTOTAL - STORM SEWER SYSTEM EXTENSION \$ 7,240.00

10.) Landscaping -

Plant material

--	L.S.	\$ 8,000.00	\$ 8,000.00
----	------	-------------	-------------

SUBTOTAL - LANDSCAPING

\$ 8,000.00

SUBTOTAL - FACILITY CONSTRUCTION COSTS

\$171,816.00

Plus 10% Contingencies

17,182.00

SUBTOTAL - FACILITY CONSTRUCTION COSTS

\$194,498.00

B. DESIGN/ENGINEERING FEES

10% Total Facility Construction Costs

\$ 19,450.00

SUBTOTAL - FACILITY CONSTRUCTION COSTS &
DESIGN/ENGINEERING FEES

\$213,948.00

C. CONTRACT ADMINISTRATION

1.) Plan Review	\$ 1,800.00
2.) Inspection	17,100.00
3.) Site Plan Waiver	70.00
4.) Contract Administration	4,668.00
5.) As-Built Survey	2,500.00

SUBTOTAL - CONTRACT ADMINISTRATION

\$ 26,122.00

GRAND TOTAL - PRELIMINARY MASTER PLAN COST ESTIMATE

\$240,086.00

Total development funds presently programmed for Mt. Royal Park for Fiscal Year 1987-88 from the 1982 Bond Plan for site improvements is \$109,911.00.

COST vs. BENEFIT

The total estimated construction cost for Mt. Royal Park is \$240,086.00. This development cost divided by the approximate 7,630 individuals living within the 3/4 mile primary service area results in a development cost of \$32.00/resident.

During the first twenty years of operation an estimated 682,300 individuals will use the park facilities. This results in a cost of \$0.35 per park user per visit.

DEVELOPMENT PHASING SCHEDULE

The total development cost estimated at \$240,086.00 exceeds presently programmed funding. The construction of the facilities will, therefore, occur in several phases. Consideration will be given to accelerating the design/development schedule depending on other priorities.

RECOMMENDED PHASE I - Fiscal Year 1987-88

Available Funding: \$109,000.00

1. Facility Development (item numbers reference the Development Cost Estimate)

Item 1	Tennis Court	\$ 60,000.00
Item 4	Tot Lot	\$ 6,500.00
Item 6	Picnic Area	\$ 2,826.00
Item 8	Asphalt (or Gravel) Walk (200 L.F.)	\$ 2,600.00
Item 9	Storm Sewer System Extension	\$ 7,240.00
SUBTOTAL - Facility Development		\$ 79,166.00
10% Contingency		<u>7,917.00</u>
SUBTOTAL - Construction Costs		\$ 87,083.00

2. Project Administration

Contract Administration, Inspection, Site Plan Fees, Design/Engineering Fees, Permits (24%)	\$ 20,900.00
SUBTOTAL - Project Administration	<u>\$ 20,900.00</u>
TOTAL - ESTIMATED COST FOR DEVELOPMENT OF PHASE I	<u>\$107,983.00</u>

RECOMMENDED PHASE II - Future

1. Facility Development

Item 2	Tennis Court Lighting	\$ 30,000.00	
Item 3	Play Apparatus Area	\$ 25,000.00	
Item 5	Shelter (20' x 20')	\$ 15,000.00	
Item 7	Fitness Exercise Area	\$ 6,500.00	
Item 8	Asphalt (or Gravel) Walk (remaining lengths)	\$ 12,350.00	
Item 10	Landscaping	\$ 8,000.00	
SUBTOTAL - Facility Development			\$ 96,850.00
10% Contingency			<u>9,685.00</u>
SUBTOTAL - Construction Costs			\$106,535.00

2. Project Administration

Contract Administration, Inspection, Site Plan Fees, Design/Engineering Fees, Permits (24%)		\$ 25,568.00	
SUBTOTAL - Project Administration			<u>\$ 25,568.00</u>
TOTAL - ESTIMATED COST FOR DEVELOPMENT OF PHASE II			<u>\$132,103.00</u>

ANNUAL OPERATING AND MAINTENANCE COST ESTIMATE

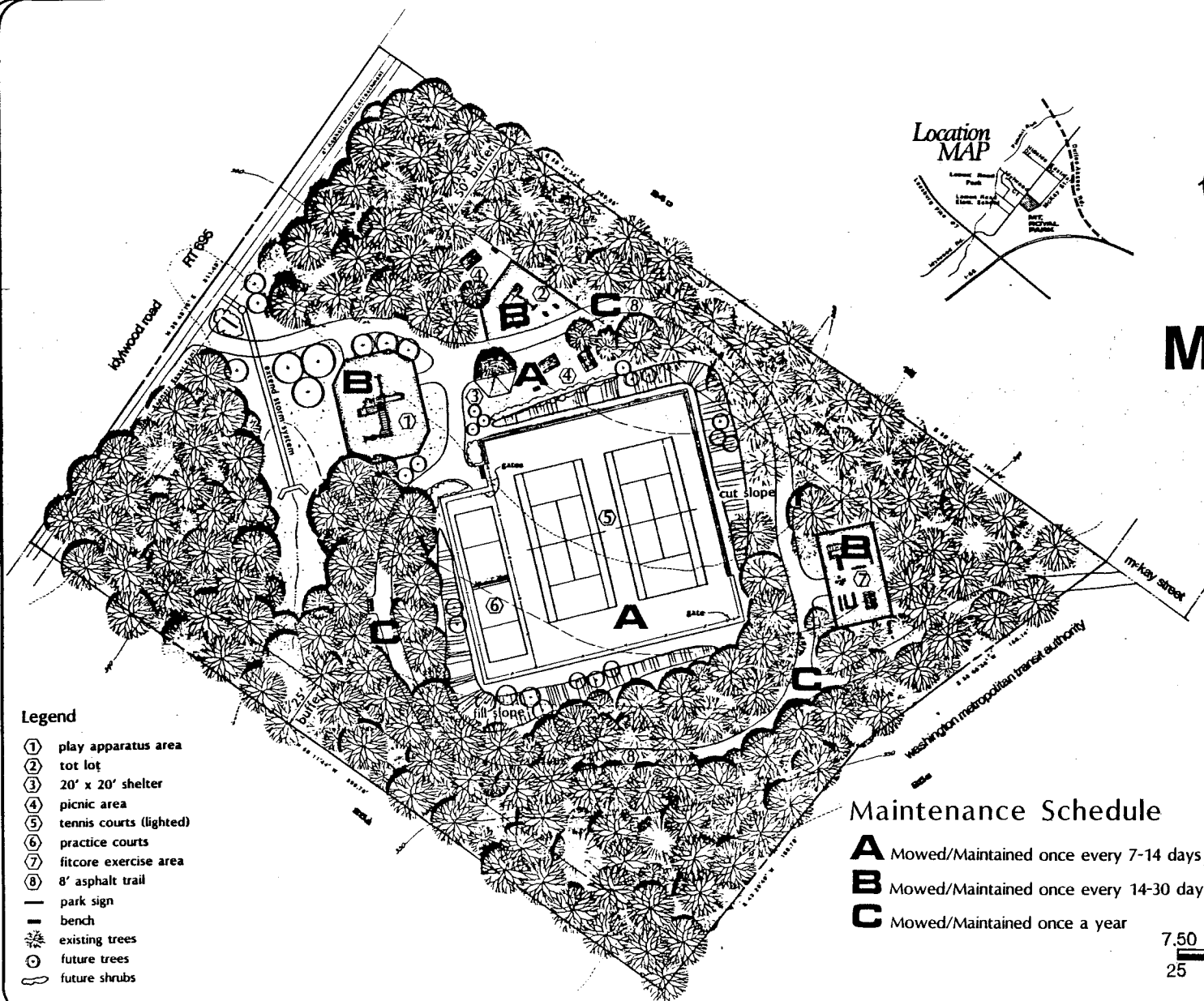
<u>Class*</u>	<u>Facility</u>	<u>Unit Quantity</u>	<u>Unit Cost**</u>	<u>Cost</u>
A	Tennis Court (with practice courts)	2	L.S.	\$ 1,743.28
A	Picnic Area	1	L.S.	415.52
B	Wood Design Apparatus Area	1	L.S.	1,305.92
B	Tot Lot Area (pre-school)	1	L.S.	593.60
C	Asphalt (or Gravel) Walk	1150 L.F.	.39 L.F.	448.50
B	Fitness Exercise Area	1	L.S.	<u>742.00</u>
TOTAL				\$ 4,506.82

5248.82

* Maintenance Schedule

A	Mowed/Maintained once every 7-14 days
B	Mowed/Maintained once every 14-30 days
C	Mowed/Maintained once a year

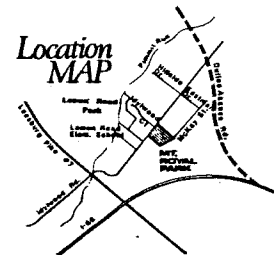
** Unit Costs from FCPA maintenance and operating costs of park improvement:
December 1981: Updated to December 1982 by 6%.



Legend

- ① play apparatus area
- ② tot lot
- ③ 20' x 20' shelter
- ④ picnic area
- ⑤ tennis courts (lighted)
- ⑥ practice courts
- ⑦ fitcore exercise area
- ⑧ 8' asphalt trail
- park sign
- bench
- existing trees
- future trees
- future shrubs

Location MAP



Proposed
Maintenance
Schedule

Mt. ROYAL park

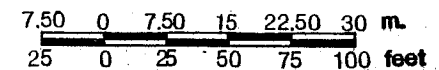
Dranesville District
FAIRFAX COUNTY
VIRGINIA
february 1984



PREPARED FOR
Fairfax County Park Authority

Maintenance Schedule

- A** Mowed/Maintained once every 7-14 days
- B** Mowed/Maintained once every 14-30 days
- C** Mowed/Maintained once a year



APPENDIX

APPENDIX CONTENTS

- 1) Announcement of Information Exchange Forum
- 2) Agenda for Forum
- 3) Memo from Joseph Sicenavage, FCPA, Reporting
Results of Information Exchange Forum
- 4) Special Study of Soil Types, by LBA
- 5) Memo from Mr. Paul Engman, District Naturalist



Discover your parks...

PA 285
6-3-83

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

COME...BE INVOLVED WITH YOUR PARKS

PRELIMINARY MASTER PLAN CYCLE: COMMUNITY FORUM ON MT. ROYAL PARK

The Fairfax County Park Authority is holding a community forum pertaining to the master plan of Mt. Royal Park on Thursday, June 30, 1983 at 8:00 p.m. in the Lemon Road Elementary School cafeteria, 7230 Idylwood Road, Falls Church, Va. To reach the school from Rt. 7 (Leesburg Pike), turn at Reddfield Drive and follow S curve to Idylwood Road. The school is located on the left side of the road.

This park forum is being scheduled in place of questionnaires that are normally distributed to households as an opportunity for open discussion regarding community needs and priorities for possible land use of this park site. All individuals and/or groups, young and old, are encouraged to attend and express their opinions concerning the use of this land for future park and recreation purposes. Visit the site beforehand, come and participate as a family and help make this park reflect your community's needs and interests.

Mt. Royal Park is a 3 acre community park in the Dranesville District. The site is located along Idylwood Road between Idylwood Road and Metro property just northeast of the Lemon Road Elementary school. The parkland slopes gently to the south and is completely forested with mixed hardwoods and heavy understory growth. A 4 ft. wide asphalt path and a sanitary sewer easement are both located on parkland along Idylwood Park.

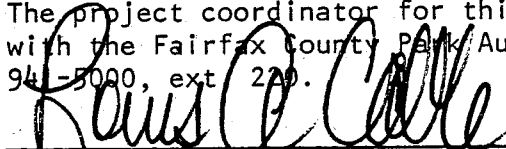
Funds currently are available for improvements in the amount of \$24,092 if deemed appropriate at the conclusion of this planning process. There is also \$100,000 allocated in FY 88 from the 1982 Bond Plan for site improvements. Should these funds not be used for phased improvements, they will be reallocated to other park projects in the District.

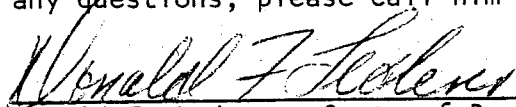
Persons, groups or organizations receiving this flier are urged to have a representative(s) at the meeting to present views on their behalf; help us spread the message about this meeting.

Following the meeting, a one month period will be allowed for the receipt of written comments from individuals and organizations. If necessary, a follow-up session with community representatives may be scheduled depending on the information gathered at this community forum. All responses will be considered in the preparation of the master plan for Mt. Royal Park.

A preliminary master plan will be presented at a public hearing in the Idylwood Road area, to be scheduled in late 1983, as a result of this community involvement effort, with alternatives as appropriate.

The project coordinator for this park is Joe Sicenavage, Landscape Architect with the Fairfax County Park Authority; any questions, please call him at 941-5000, ext 200.


Louis A. Cable, Assistant Director

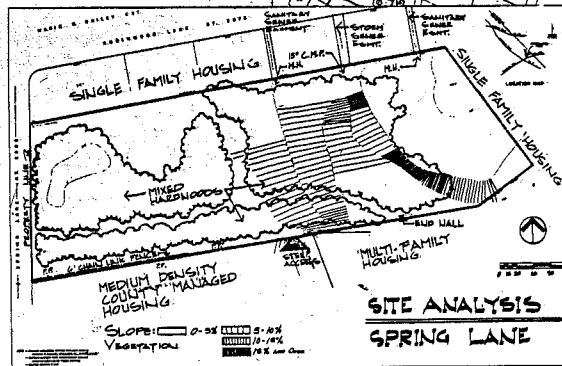

Donald F. Lederer, Supt. of Design

HOW ARE PARKS DESIGNED?

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

1 ANALYSIS SHEETS

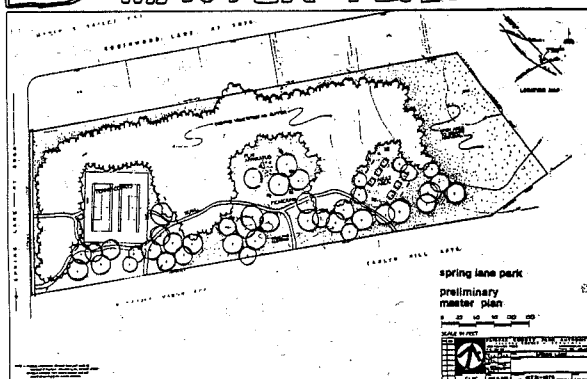
AFTER A PARCEL OF PARKLAND IS ACQUIRED BY THE PARK AUTHORITY AND FUNDS ARE AVAILABLE, A LANDSCAPE ARCHITECT IS ASSIGNED TO THE PARK TO STUDY POSSIBLE IMPROVEMENTS AND TO PREPARE A LONG-RANGE MASTER PLAN OF PROPOSED PARK USES. THE PROCESS BEGINS WITH AN IN-DEPTH STUDY OF ALL CONDITIONS EXISTING ON AND 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 MASTER PLANNING PROCESS IS THE DISTRIBUTION OF QUESTIONNAIRES TO THE FAMILIES WITHIN AN APPROXIMATE 3/4 OR 1 1/2 MILE RADIUS OF THE PARK. THE RESPONSES TO THIS QUESTIONNAIRE GIVE THE PARK AUTHORITY AN IDEA OF THE DEVELOPMENT (OR LACK OF IT) THE PEOPLE FEEL IS APPROPRIATE FOR THE PARK.

1. Do you feel development should be allowed on the site? (Yes/No) If yes, what type of development? (e.g., single family, multi-family, medium density, etc.)

2. Do you have any other ideas or suggestions for the park? (e.g., playground, picnic area, walking trail, etc.)

3. Do you have any other comments or suggestions for the park? (e.g., parking lot, trash enclosures, etc.)

4. Do you have any other comments or suggestions for the park? (e.g., walking trail, picnic area, etc.)

5. Do you have any other comments or suggestions for the park? (e.g., walking trail, picnic area, etc.)

6. Do you have any other comments or suggestions for the park? (e.g., walking trail, picnic area, etc.)

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10. Do you have any other comments or suggestions for the park? (e.g., walking trail, picnic area, etc.)

11. Do you have any other comments or suggestions for the park? (e.g., walking trail, picnic area, etc.)

12. Do you have any other comments or suggestions for the park? (e.g., walking trail, picnic area, etc.)

13. Do you have any other comments or suggestions for the park? (e.g., walking trail, picnic area, etc.)

14. Do you have any other comments or suggestions for the park? (e.g., walking trail, picnic area, etc.)

15. Do you have any other comments or suggestions for the park? (e.g., walking trail, picnic area, etc.)

16. Do you have any other comments or suggestions for the park? (e.g., walking trail, picnic area, etc.)

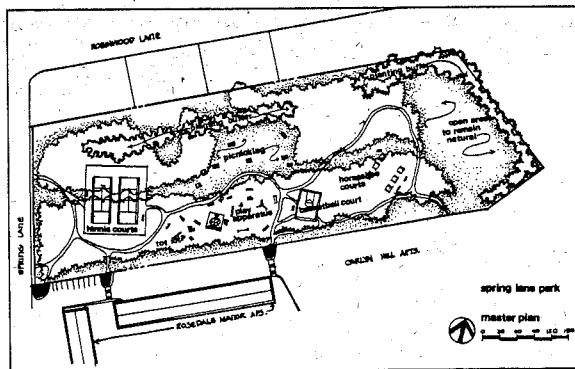
17. Do you have any other comments or suggestions for the park? (e.g., walking trail, picnic area, etc.)

18. Do you have any other comments or suggestions for the park? (e.g., walking trail, picnic area, etc.)

19. Do you have any other comments or suggestions for the park? (e.g., walking trail, picnic area, etc.)

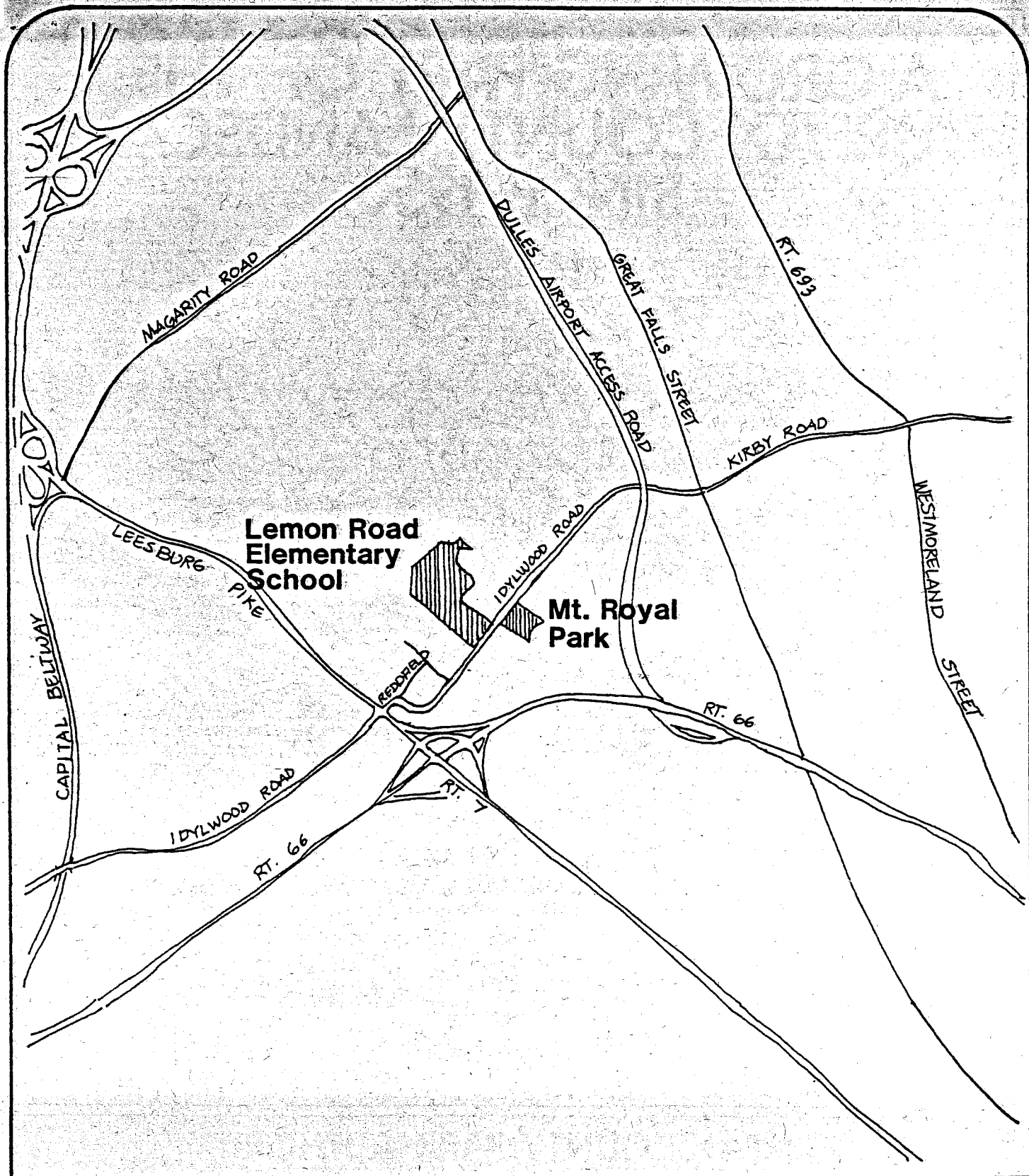
20. Do you have any other comments or suggestions for the park? (e.g., walking trail, picnic area, etc.)

4 FINAL MASTER PLAN



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

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



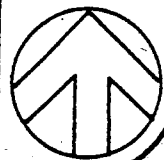
MT. ROYAL PARK LOCATION MAP

Feet

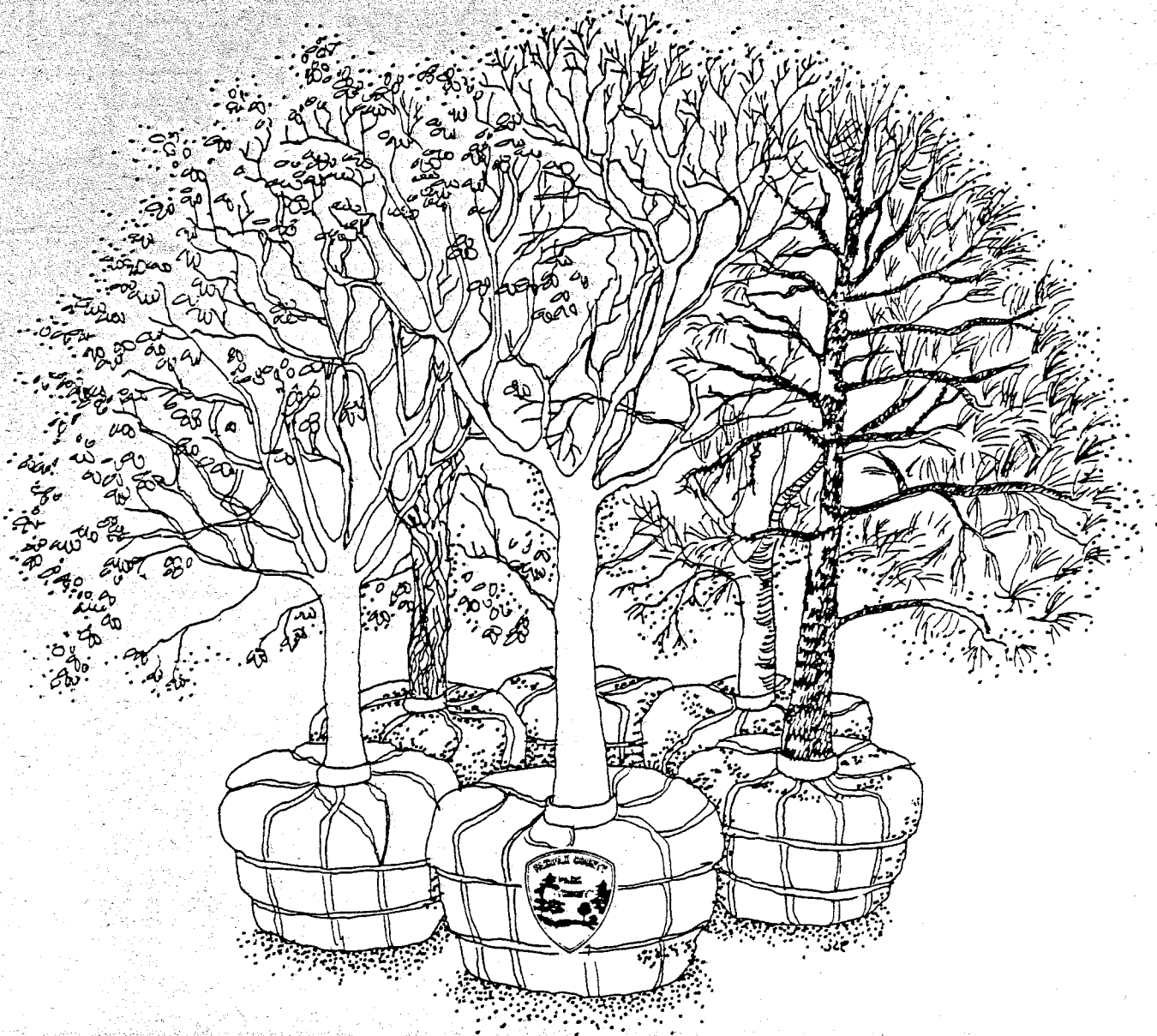
0 2000 4000

Meters

0 500 1000



A GROWING PART OF THE FAIRFAX COUNTY LANDSCAPE SINCE 1950.



FAIRFAX COUNTY PARK AUTHORITY

ALMOST 14,000 ACRES OF PARKLAND - 280 DIFFERENT PARKS ARE
JUST A PART OF OUR PLACES TO PLAY - CLOSE TO YOU -
SO PLEASE ENJOY THE FAIRFAX COUNTY PARK SYSTEM

4030 HUMMER ROAD ANNANDALE VIRGINIA 22003 (703)941-5008

FROM
THE FAIRFAX COUNTY
PARK AUTHORITY
TO
RESIDENTS OF THE IDYLWOOD ROAD AREA
DISCOVER THE JOYS OF PARK PLANNING
FORUM

(A PUBLIC MEETING PLACE TO INVOLVE AUDIENCE DISCUSSION)

AGENDA

- GETTING TO KNOW US, THE PROCESS, THE PARK SITE
(LARGE GROUP)
- GETTING TO KNOW YOU & YOUR INTERESTS
(SMALL GROUPS)
- CREATE INFORMATION LISTS
(SMALL GROUPS)
- REPORT SUMMARY OF PRIORITIES & COMMENTS GATHERED
(LARGE GROUP)
- RECAP & WRAP UP!

THANKS FOR SHARING YOUR
TIME & SPECIAL THOUGHTS!



FAIRFAX COUNTY PARK AUTHORITY
4030 HUMMER ROAD
ANNANDALE, VA 22003

LOUIS A. CABLE - Assistant Director
PHONE (703) 941-5000



Discover your parks ... 8-1-83

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

TO: ALL FOLKS INTERESTED IN THE FUTURE PLANS FOR MT. ROYAL PARK

FROM: JOSEPH SICENAVAGE, LANDSCAPE ARCHITECT

SUBJECT: WHAT WE HEARD AT THE MT. ROYAL PARK COMMUNITY FORUM

RECEIVED
AUG 4 1983

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

LONG, BROWN AND ASSOCIATES

We have much to do before a preliminary master plan will be aired later this year for further review and comment by the community.

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

MT. ROYAL PARK COMMUNITY FORUM - SUMMARY

HELD: June 30, 1983 at 8:00 p.m. in the Lemon Road Elementary School

ATTENDEES: Rod Brandstedter (Dranesville District), John Mastenbrook (Providence District), and Ray Phillips (Mt. Vernon District) from the Fairfax County Park Authority Board; Louis Cable (Assistant Director), Don Lederer, Joe Sicenavage, Chris Bogert, David Jillson, Kirk Holley, Joanne Kruge, and Lauren Bisbee from the FCPA Design staff; Susan Allen and Paul Engman from the FCPA Conservation Division staff; Dennis Pool from the Park Operations Division staff, Rick Heydt from the consulting firm of Long, Brown Associates; and approximately 15 citizens representing themselves and several groups: Lemon Road C.A., The Ladies Tennis Group, and the Pimmit Hills C.A.

Mr. Brandstedter thanked the citizens for attending the meeting. He told them that the Park Authority wants to find out specifically what they would like to see on this property.

Mr. Cable explained that the public forum is an opportunity for open discussion by area citizens on the use of Mt. Royal Park for future park and recreation purposes. In the past, input was obtained by means of a written questionnaire which was filled out by area citizens, mailed back to the Park Authority and tabulated. Unfortunately, the response was small and not representative of the majority of the people in the area. As a result, we are trying the community forum as a means of increasing public input in the planning process.

Joe Sicenavage, project coordinator, reviewed the park design process. He explained the types of parks (Mt. Royal is a community park), types of resources available at different kinds of parks, and the community park classification. Using overhead graphics, Joe showed the location of the park, size, service area, zoning, soils, slopes, and summary analysis. Slides of the park showed the view from Idylwood Road, dense forest, paths, crosswalk and sidewalk.

At this point, two groups were organized for discussion, with the leader in each group being a FCPA staff member. One citizen in each group was asked to record the notes, including as much detail as possible. The following agenda was suggested to each group:

1. Brainstorming
 - a. Silent generation
 - b. Round robin listing
2. Discussion/Special Concern Listing
3. Ranking
 - a. Individual
 - b. Group

The following information summarizes the results of the discussions within each group:

GREEN TEAM

Facilitator: David S. Jillson

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Tennis courts
- Priority 2 - Swings
- Priority 3 - Multi-use trail (jogging, walking & biking) (1/4 mile in length)
- Priority 4 - Tennis practice backboard
- Priority 5 - Gymnastic set

LIKES - COMPLETE LISTING AND VOTING COUNT

- Tennis courts - 25 points
- Swings - 12 points
- Basketball court
- Game tables - 4 points
- Bike trail
- Multi-use trail (hiking, jogging, biking) - 11 points
- Water fountain - 1 point
- Coin operated tennis lights
- Restrooms
- Backboard, practice - 7 points
- Obstacle course - 4 points
- picnic table w/grill
- Landscape with nice planting - 4 points
- Sandbox
- Horseshoes
- Gymnastic set (rings, rope, bars) - 6 points
- Outdoor ping pong table - 2 points

DISLIKES - TOP THREE PRIORITIES

- Priority 1 - Poison ivy
- Priority 2 - Glass, broken bottles
- Priority 3 - Not to duplicate what's at Lemon Road Park

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- Poison ivy - 24 points
- Glass, broken bottles - 20
- Not to duplicate what is at Lemon Road Park - 13

SPECIAL CONCERNS

- Parking not wanted - plenty of parking at elementary school
- We want the park to be for the neighbors
- How to get rid of poison ivy
- Increased visibility
- Enclose drainage in culvert
- Controlled usage at night

YELLOW TEAM

Facilitator: Paul Engman

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Play apparatus/tot lot "tie" picnic shelter/restroom/water fountain
- Priority 2 - Lighted tennis/practice tennis wall
- Priority 3 - Picnic tables & grills
- Priority 4 - Fitness court (rather than trail)
- Priority 5 - Nature trail

LIKES - COMPLETE LISTING AND VOTING COUNT

- Two tennis courts with practice wall, lighted - 14 points
- Racquetball court
- Fitness court - 11 points
- Swings, tot lot, play apparatus - 18 points
- Picnic shelter with restrooms - 18 points
- Basketball court (multi-use) - 7 points
- Horseshoe pits/shuffleboard - 1 point
- Parking
- Picnic tables, grills - 12 points
- Water fountain - 9 points
- Nature trail
- Entrance/exit from McKay St.
- Bike rack/benches

DISLIKES - TOP FIVE PRIORITIES

- Priority 1 - Motorbikes
- Priority 2 - Bikes (on trails)
- Priority 3 - Parking
- Priority 4 - Lights
- Priority 5 - Ballfields (baseball and soccer) (because of the size of the area)

DISLIKES - COMPLETE LISTING (NO VOTE WAS TAKEN)

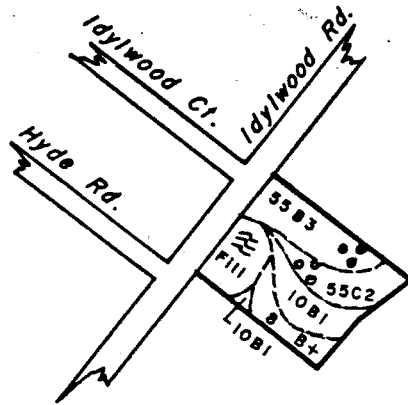
- Motorbikes
- Bikes
- Parking
- Lights
- Ballfields - baseball and soccer

SPECIAL CONCERNS

- Lighting - use security vs. high intensity
- Loitering
- Vandalism
- Parking - safety of crosswalk
- Maintaining existing vegetation
- Need access from McKay Street

At the close of the meeting, Mr. Cable asked the citizens to write the FCPA with any additional thoughts that they might have. He told them that the FCPA would be coming back to them, probably in early 1984, with some alternate plans and he hoped that they would attend the next session.

SPECIAL STUDY SOIL TYPE MAP OF A 3.0 ACRES PROPERTY - PROPOSED MT. ROYAL PARK. LOCATED ADJACENT TO AND SOUTHEAST OF IDYLWOOD ROAD AT THE JUNCTION OF IDYLWOOD ROAD AND IDYLWOOD COURT. SPECIAL STUDY REQUESTED BY: RICHARD W. HEYDT, LONG, BROWN AND ASSOCIATES



LEGEND

SOIL SYMBOL

8B+

10B1

55B3

55C2

≡

oo

Scale:

Mapped by:

Date:

SOIL NAME

Worsham silt loam, 2-7% slopes

Glenville silt loam, 2-7% slopes

Glenelg silt loam, 2-7% slopes

Glenelg silt loam, 2-7% slopes

Up to 5' uncontrolled fill over 8 and 10 soils

Gravel on surface

Soil boundary

1" = 500 feet

James E. Belshan, Soil Scientist

Fairfax County Soil Survey Office

June 22, 1983

LOCATION: Tax Map Section: 40-1-001-25C

NOTE: Approximately twenty-six percent, or 0.75 acre, of this property consists of Worsham (8) soil. This poorly drained, clayey soil has a high seasonal water table within six inches of the soil surface during wet seasons and following heavy rainfalls. This soil on this site also occurs in a natural drainageway which carries storm water runoff. This soil rates poor for both building support and recharge of groundwater. Basements are not recommended in Worsham (8) soil.

Approximately seventeen percent, or 0.5 acre, of this property consists of Glenville (10) soil. This soil has a high seasonal water table within 10 to 30 inches of the soil surface during wet seasons and following heavy rainfalls. It rates marginal for building support. It rates poor for recharge of groundwater. Shallow basements require engineered drainage if used, but are not recommended in Glenville (10) soil.

Approximately forty percent, or 1.25 acres, of this property consists of Glenelg (55) soils. These well drained upland soils rate good for both building support and recharge of groundwater.

Approximately seventeen percent, or 0.5 acre, of this property consists of up to five feet of uncontrolled fill placed over Worsham (8) and Glenville (10) soils. Uncontrolled fill rates poor for both building support and recharge of groundwater.

A drainage study is recommended for this site in order to provide adequate storm water management.



Fairfax County Park Authority

M E M O R A N D U M

To: Joe Sicenavage

Date: 6/10/83

From: Paul Engman *PE*

Subject: Mt. Royal Park- Masterplan

A field survey was conducted on June 1st, 1983. A copy of the assessment form is attached. The vegetation on site is typical of a very young hardwood forest and indicates that a large portion of the site is comprised of poorly drained soils.

The park's location near Lemon Road Elementary School and the Metro Station is a significant planning factor. Short term recreational activities and some type of educational/interpretive function may be appropriate. The community, at this time, is not using the site to any degree due to the limited access.

Although the site has no significant environmental characteristics to warrant restricted development it does provide a break in this fairly densely developed area. The vegetation will eventually provide a good buffer to Metro and highway noise. It is recommended that at least 50% of the site remain wooded. In addition some silvicultural practices could encourage buffer growth in selected areas.

cc; Aldridge
Dist. IV Files

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

I. GENERAL INFORMATION

Site Name MT ROYAL PARK Tax Map # 40-1 Acres 3.0 Mag. District DRANESVILLE

Street Location/Access IDYLWOOD ROAD - FALLS CHURCH

Naturalist District IV Planner Assigned SICENAUAGE

II. NATURAL FEATURES

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

Features	Scale %	Potential Use			
		Aesthetic	Wildlife	Interpretive	Recreation
Conifer Forest					
Hardwood Forest	100	1.0	1.5	1.5	3.0
Mixed Forest					
Open Field					
Managed Field					
Reverting Field					
Stream Valley					
Marsh					
Swamp					
Pond/Lake					
Other					

Note any particular items deemed important regarding IIA.

DENSE, YOUNG FOREST - LESS THAN 25 YEARS OLD
UNDERSTORY RESTRICTED BY SAPLINGS

TWO DISTINCT AREAS - UPLAND COMPRISED OF OAK-HICKORY
- SWALE/DRAINAGE - Tulip Poplar/AS

II. Cont.

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

Soil Series: 1 Beltsville SILT LOAM 2 ELIOAK SILT LOAM 3 GLENELG SILT LOAM
4 _____ 5 _____ 6 _____

Description:

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

RELATIVELY FLAT - DRAINAGE CUTS THROUGH MIDDLE OF SITE
NORTH AND WEST PORTIONS HIGHEST

III. Environmental Problems

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

Condition	Known	Suspected	Unknown
Erosion			
Water Quality			
Impact (Human)	X		
Litter	X		
Vandalism			
Illegal Use	X		
Other			

Note any particular information deemed important regarding III.

TREE FORTS IN, AND ADJACENT TO, SITE
FORMERLY USED AS A DUMP
PRESENTLY LITTERED WITH GRASS CLIPPINGS + CUTTINGS

IV. OTHER: Indicate by checkmark those items which apply to the site/area

<u>On-site features</u>	<u>Adjacent lands</u>	<u>Nearby Parkland Facilities (1 mile)</u>	
Roads	Open space	Tennis	Trails
Trails <input checked="" type="checkbox"/>	Sing. Fam. Homes <input checked="" type="checkbox"/>	Ballfields	Walkways
Public Easement	Townhouses	Playground	Swimming
Houses	Apartments	Tot Lot	Nature Trails
Other Buildings	Business	Picnic	Cons. Area
Private Dump	School <input checked="" type="checkbox"/>	Multi-Use Ct.	Other
	METRO <input checked="" type="checkbox"/>	Shelter	
		Restrooms	
		Parking Lot	
		Fishing	
		Boating	

Briefly describe initial impressions of the site:

RECENTLY DISTURBED; ADJACENT CONSTRUCTION
NOT PRESENTLY USED BY COMMUNITY

Briefly describe any special features of the site:

ADJACENT SCHOOL + METRO STATION

Recommended public use (recreational/interpretive):

COMMUNITY BASED RECREATION

POSSIBLE SCHOOL ORIENTED FACIL

SHORT-TERM ACTIVITIES FOR METRO-TRAVELERS

Recommended further actions (Conservation Division):

None ☒
Baseline Survey ☐
Interpretive Plan ☐
Managed Cons. Area ☐

This report will be filed with a cover memorandum by the senior staff member assigned to the site survey. Copies of the report/memorandum will be furnished the Division Superintendent, Chief Naturalist, Naturalist District files. Original report/memorandum will be forwarded to the Planner assigned to the project (by name).

Site Survey Completed

6/10/83

DATE

ENGMAN

BY