



MASTER PLAN REPORT

**FAIRFAX COUNTY
PARK AUTHORITY**

SEPTEMBER 1983

MUNSON HILL PARK

MASTER PLAN REPORT

OF

MUNSON HILL PARK

PREPARED FOR:

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I. OBJECTIVES

This master plan report for Munson Hill Park was prepared to delineate the planning process and the design criteria that went into the design plan. The report will also serve as guide for any future development planned by the Park Authority. The report provides a summary of the data gathered from an in-depth analysis of the subject park, and recommendations pertaining to its expected utilization and maintenance.

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 improvement is done. Implementation of the master plan may take place over an extended period of time, (five, ten, fifteen, or more years). Improvements will be phased according to the size of the park, facilities and available funding.

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.

Munson Hill is classified a community park, the most frequently occurring park category. It should 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.

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

The objectives of this master plan report and plan:

- A. To provide a recreational environment which meets the needs of the surrounding community.
- B. To provide this recreation within the constraints of the natural features of the site.
- C. To provide these recreational opportunities within a framework which protects the health, safety, and general welfare of the users.

II. INTRODUCTION AND SITE LOCATION

A. LOCATION (Map 61-2 ((3)) 3)

Munson Hill Park is a 2.2 acre parcel located in Mason Magisterial District at 6027 Munson Hill Road, Falls Church, Virginia 22041 (see Figure 1).

The site is bounded on the east and west by Lebanon Subdivision, on the south by an undivided parcel, and on the north by Munson Hill Road.

The adjacent parcels on the east, south, and west are proposed for subdivision as townhouse/multi-family condominium.

B. ACCESS

Munson Hill Park can be reached from Leesburg Pike (Route 7) by turning onto Glencarlyn Road, then turning onto Munson Hill Road. Pedestrian and vehicular access is from Munson Hill Road. There are no existing trails, roads or parking on the site.

III. REGION AND SERVICE AREA

A. SERVICE AREA

The primary service area is the general area where most of the park users live. For a community park, such as

FIGURE 1

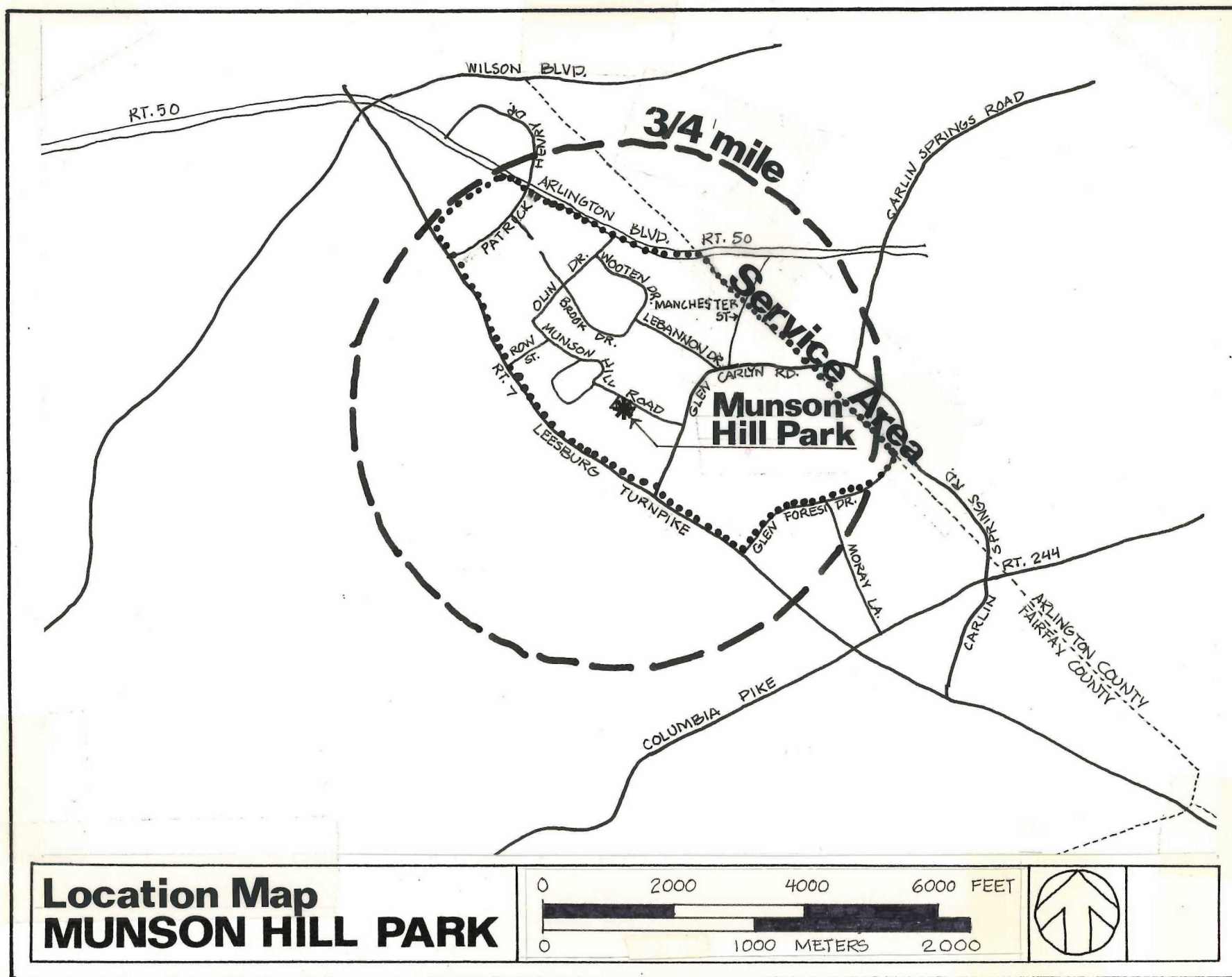


Figure 2

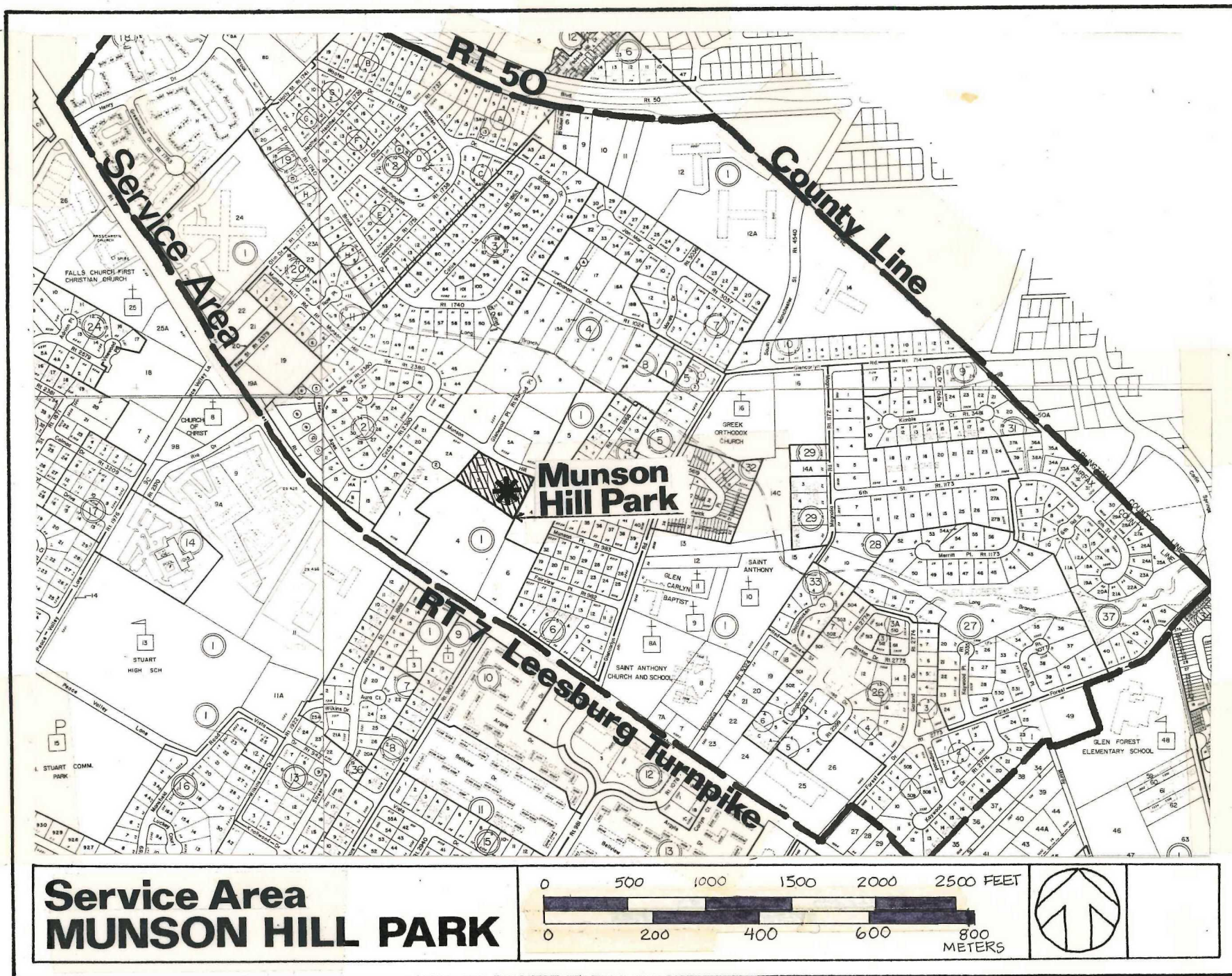
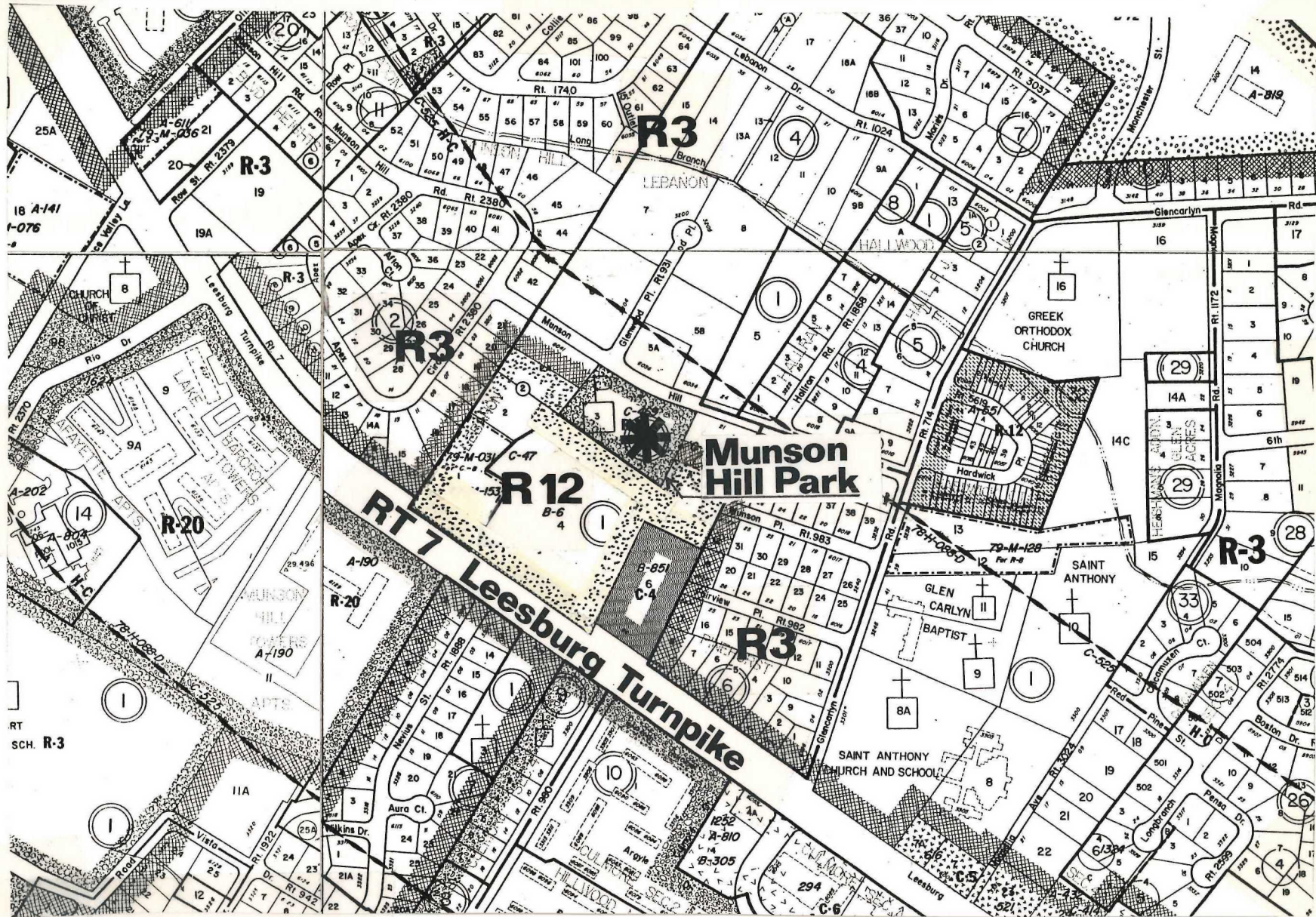
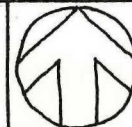
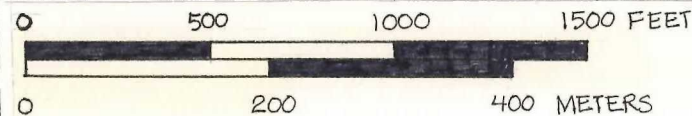


Figure 3



Zoning MUNSON HILL PARK



Munson Hill, the radius distance of service is 3/4 mile (walking distance) from the center of the park. The service area is further defined by physical constraints such as highways or streams. In this case the service area for Munson Hill Park is bounded on the north by Arlington Boulevard (Route 50), on the east by the county line with Arlington and Glen Forest Drive, on the south by Leesburg Pike (Route 7), and on the west by Seven Corners Shopping Center (see Figure 2).

The Park Authority may utilize a "secondary" service area of a 1½ mile radius to aid in assessing the area's recreational facility needs. However, due to the small size of this park and the population density of the area (over 7,000 persons per square mile) only the 3/4 mile radius and service area as defined above will be used in this report.

B. COUNTY COMPREHENSIVE PLAN

The Fairfax County Comprehensive Plan for planning sector B-2, Glen Forest Sector recognizes Munson Hill Park and recommends "Develop Munson Hill Community Park..."

C. POPULATION AND HOUSING TYPES

The following information was obtained from the Standard Reports 1982 by Fairfax County Office of Research and Statistics.

1. Boundary

Demographic area, also called service area, is the area defined in Section A.

This area includes sub-census tracts 515.01, 515.02, and a portion of 515.03.

2. Population

Date estimate valid: January 1982

Present estimated population, Jan. 1, 1982: 5,035

*Projected to 1990: Standard Reports projects a net loss of approximately 1% in the service area.

3. Population: Age Groups

See Appendix showing breakdown of number of persons in selected age groups within the service area.

4. Housing Types

Estimate valid: Jan. 1982

Type	Quantity
Single family	599
Townhouse	79
Garden apartment	596
Mid-rise apartment	310
High-rise apartment	<u>830</u>
Total	2,414

*Projections include the proposed development adjacent to the park which will have a population of approximately 265 persons.

D. ZONING

The park is zoned R-3, 3 dwelling units per acre (see Figure 3).

E. ADJACENT PROPERTY (Lake Pendennis Condominiums)

The parcels adjacent to the park on the east, south and west are proposed as a townhouse/multi-family condominium development. The preliminary plan was approved in early 1983. As proposed there will be 121 units, of these 119 will be townhouse/multi-family condominiums (R-12 zoning) and two will be single family (R-3 zoning) (existing dwellings). The total development (12.3 acres) will have access from a single point on Leesburg Pike (Route 7). Proposed private recreation includes: trails, lake, pool, and (2) tennis courts. See preliminary plan in Appendix.

F. PROPERTY ACQUISITION

The 2.2 acres comprising Munson Hill Park were acquired by the Fairfax County Park Authority on May 10, 1975 for a purchase price of \$60,000. This action was taken following a public hearing (15.1-456) before and approvals from the Fairfax County Planning Commission and Board of Supervisors. See Appendix.

G. COUNTYWIDE TRAIL PLAN

The Countywide pedestrian/bike trail plan for the Baileys Crossroads/Seven Corners Area shows a trail along Route 7 (Leesburg Pike) and Glen Carlyn Road. There is no countywide trail planned for Munson Road, however the FY 1984 School Sidewalk Report by Fairfax County Public Works shows a proposed asphalt sidewalk on Munson Hill Road. This project is not funded nor designed at this time.

By proffers to Rezoning Case 79-M-031, adopted by the Board of Supervisors, provisions for construction include sidewalk sections fronting on Munson Hill Road (parcels 2A and 4). By memorandum dated May 20, 1982, the County Executive has requested that the Park Authority construct a walkway across the park in timing with the development of the rezoned land around it. This would complete the walkway between Hollran Road and Apex Circle. (See Appendix).

H. SCHOOLS

The park is within Fairfax County School Administration Area II. Schools serving this area (see Figure 4):

Elementary: Glen Forest (within 3/4 mile)
Intermediate: Glasgow (within 1½ miles)
Secondary: J.E. B. Stuart (within 3/4 mile)
In addition, Bailey's Elementary School is within a 3/4 mile radius of the park.

I. PARKS

Parklands belonging to the Fairfax County Park Authority which are within a 3/4 mile radius of the park are: (see Figure 5)

J.E.B. Stuart Park: A developed community park comprising 17.2 acres
Bailey's Park: A developed community park comprising 1.6 acres

J. PRIVATE RECREATION FACILITIES

These facilities are within the service area:

Glen Forest Community Association: (1) pool, (1) tennis Court and (1) picnic area
Ravenwood Towers: (2) tennis courts, (1) pool, (1) picnic area, and (1) tot lot
Woodlake Towers Tenants Assoc.: (3) gazebo picnic areas, (1) putting green, (2) shuffleboard courts, (2) pools, and (2) tennis courts

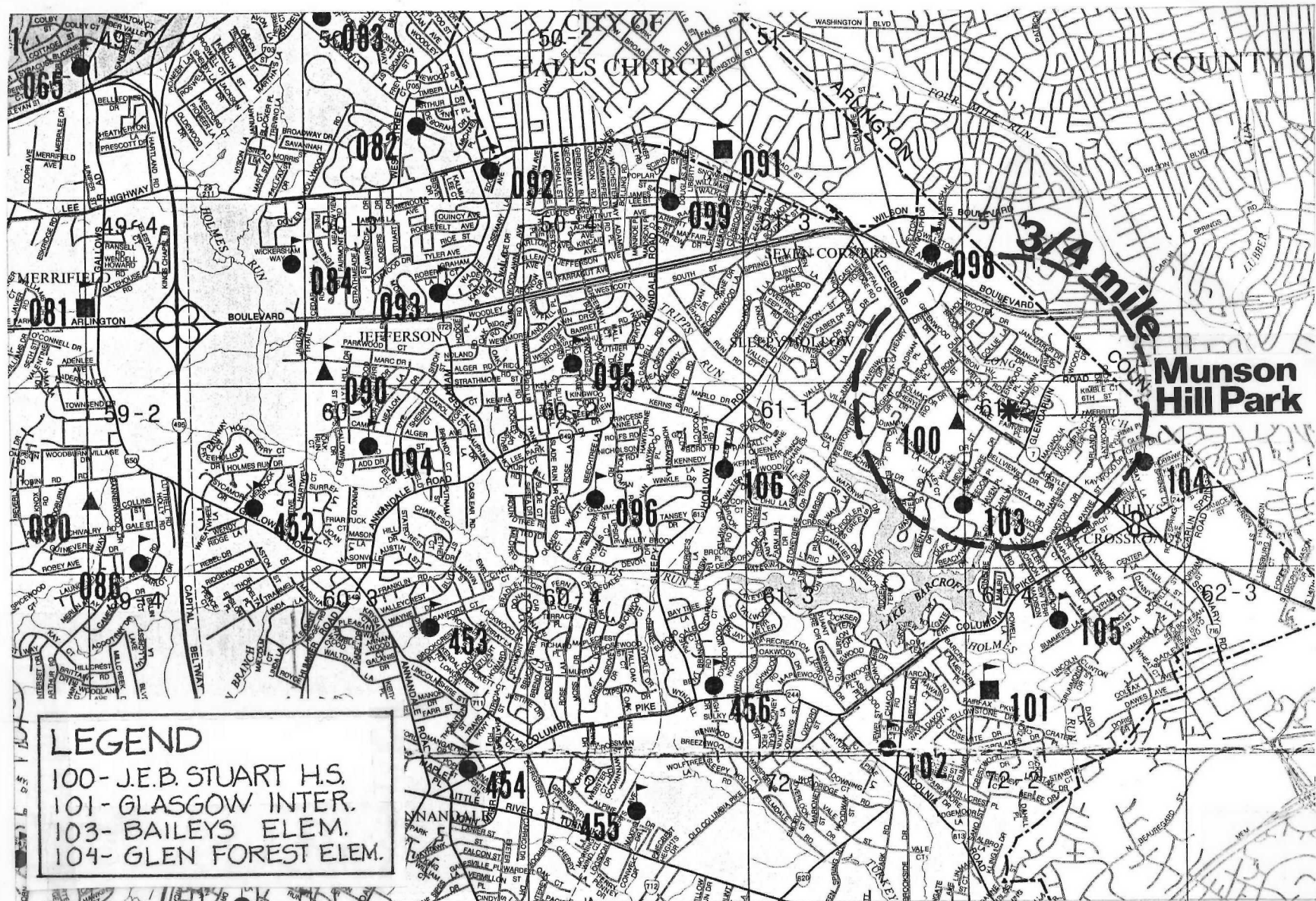
Other (private schools, condominiums, apartments, churches): (9) tot lots, (1) soccer field, and (2) multi-use courts

K. PUBLIC RECREATION FACILITIES INVENTORY

Within a 3/4 mile radius of the park are the following developed outdoor facilities in parks and schools:

FACILITIES	PARKS	Bailey's	J.E.B. Stuart	SCHOOLS	Bailey's	Glen Forest	J.E.B. Stuart	TOTALS
Baseball Field		*			2	*	*	5
Softball Field		*						1
Multi-Use Court		*			2	4		7
Tennis Court		4						4
Football Field		*						1
Soccer Field					*	*		2
Soccer/Football Field							*	1
Play Apparatus Area		*			*	2		4
Tot Lot		*						1
Picnic Area	*							1
Fitness Trail					*			1
Hiking Trail	*	*						2
Running Track							*	1
Black Top					2	2	*	5
Conservation Area	*							1
Parking Area							*	1
Water Fountain					*	*		2

Figure 4



Nearby Schools **MUNSON HILL PARK**

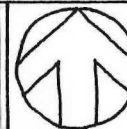
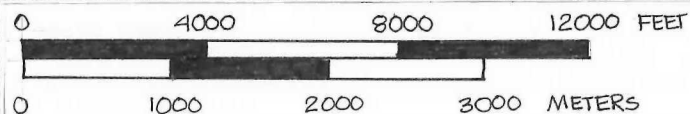
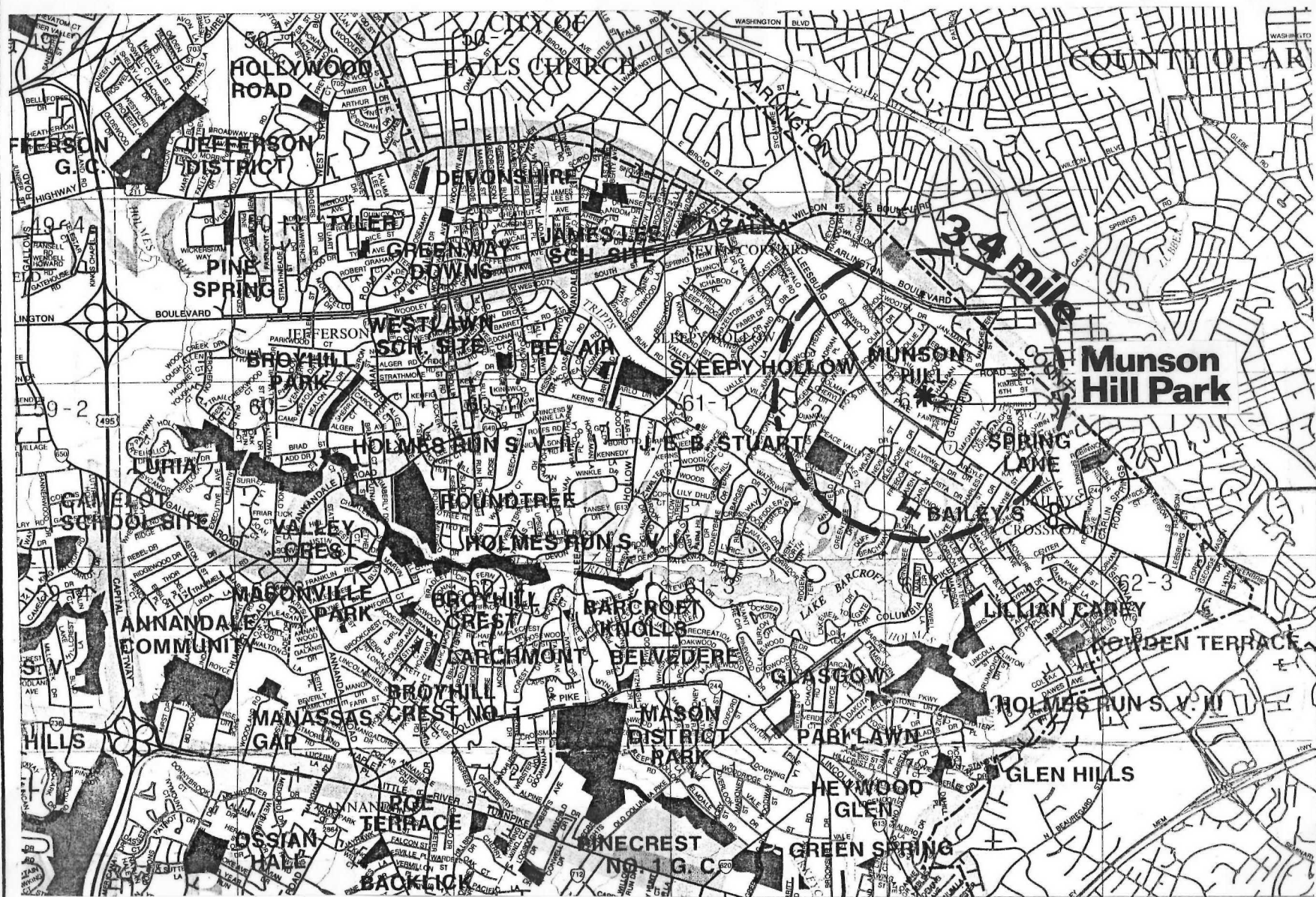
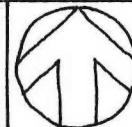
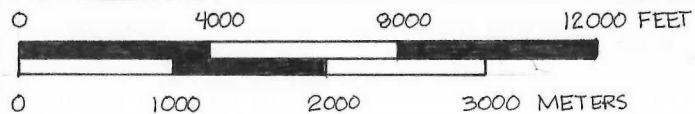


Figure 5



Nearby Parks MUNSON HILL PARK



L. RECREATIONAL FACILITIES NEEDS ANALYSIS

1. The table below shows the facility needs of the Munson Hill Park primary service area (as defined with constraints elsewhere in this report), standards as defined by the Fairfax County Park Authority.

Based on an estimated service area population of 5,035.

FCPA FACILITY STANDARDS AS RELATED TO STUDY AREA

Facility	FCPA Standard	Needed Facilities	Existing Parks	Schools Facilities	Private Facilities*	Surplus (+) Deficiency(-)
Playground (tot lot)	1/500	10	0	0	10	-7
Tennis court	1/1200	4	0	0	7**	-2
Basketball/multi-use	1/500	10	0	0	2	-9
Baseball	1/6000	1	0	0	0	-1
Softball	1/3000	2	0	0	0	-2
Soccer	1/1500	3	0	0	1	-3
Swimming pool	1/15,000	0	0	0	5***	+2
Golf course	1/25,000	0	0	0	0	0

*Private facilities account for some of the recreational needs of the area. Factor X(.33).

**Includes two courts proposed on the site adjacent to the park as a condominium development.

***Includes one pool proposed on adjacent development.

IV. SITE ANALYSIS

A. NATURAL FEATURES

1. Slopes

A slope study of the park indicates that slopes vary from flat to 12%. There are no slopes greater than 15% (see Figure 6).

The topographic character is a small hill, flat to gently sloping.

The slopes would not limit the development of the site.

2. Elevations

There is a difference of approximately ten (10) feet from the highest point to the lowest point on the site. The high point is in the south central portion of the site and the low point is in the southwest corner. (See Figure 7)

3. Soils

Two (2) general types of soil occur on the site. Glenville silt loam (10B1), is a deep, somewhat poorly drained soil. It's use and development is restricted because of the seasonally high water table. It rates poor for low structures, roads and parking lots; for these uses installation of diversions to remove runoff from higher areas, a sub-surface drainage system to lower the seasonally high water table and several feet of fill material may be needed.

This soil developed from silty and loamy sediments washed from higher-lying adjacent soils and from weathered quartz mica schist in the Piedmont Uplands. Runoff is moderately slow. Internal drainage is slow with the water table rising within 12 to 18 inches of the surface during prolonged rainy seasons. Reaction is strongly acid (ph 5.0-5.5). Natural fertility is moderately low. The available water holding capacity is moderate to high. Erosion is not a hazard because the soil is on gentle slopes. Bearing capacity is marginal to poor.

Fairfax silt loam (32B) is a moderately well drained soil that is developed on old high-lying land areas. This soil is well suited for most park uses such as light structures and tennis courts.

This soil has a pan layer that usually occurs 28 to 30 inches below the surface. Because of the pan layers in the subsoil, the soil has moderately slow internal drainage. It rates marginal for septic tank drainage fields. Percolation test holes in this soil usually have to be dug 4 to 7 feet deep to obtain a satisfactory rate.

This soil is strongly acid in reaction (pH 5.0-5.5). The Fairfax soil rates fair for road sub-grade materials (see Figure 6).

4. Vegetation

The entire park site is covered with trees and woody plants. Its character is described technically as advanced secondary growth woodland. The site was probably once a fenced meadow and abandoned 30-35 years ago and has been relatively untouched since.

The most prominent trees are the loblolly and Virginia Pines which may be 40 feet tall. Red maples are found on the perimeter of the park in the fencerow. They are older than the trees in the central area.

Also present, found scattered in an irregular pattern are: poison ivy, honeysuckle, black raspberry, greenbriar, wild grape, boxwood, poverty grass, eulalia, and mosses (see Figure 7).

B. MAN-MADE FEATURES

1. Existing Features and Uses

The only existing feature is a wire fence around the entire perimeter of the park (see Figure 7). The park is occasionally used for informal nature study. There are no other present uses.

There are no sidewalks or trails in the park or on either side of Munson Hill Road adjacent to the park.

2. Utilities and Easements

- a. Sanitary Sewer - The area is serviced by the Westgate major treatment area. There is an existing sanitary sewer main in Munson Hill Road.
- b. Storm Sewer - None, on the park site or adjacent street. Munson Hill Road shoulder has a swale, but no curb and gutter.
- c. Electricity and Street Lighting - Service is available on Munson Hill Road overhead lines. There are two street lights adjacent to the park on Munson Hill Road.
- d. Water - The site and vicinity is served by the Fairfax County Water Authority.

There is an existing 6" water main on the north side of Munson Hill Road.

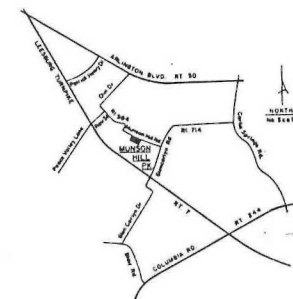
- e. Easements - There are no easements of record on the site.

GLENWOOD
PLACE

MUNSON HILL ROAD

32 B2

10 B1



LOCATION MAP

LEGEND

0-5%

5-10%

OVER 10%

FAIRFAX SILT LOAM **32B2**

UNDULATING PHASE

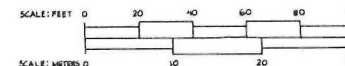
GLENVILLE SILT LOAM **10B1**

SLOPES & SOILS

**MUNSON
HILL
PARK**

FAIRFAX COUNTY, VIRGINIA

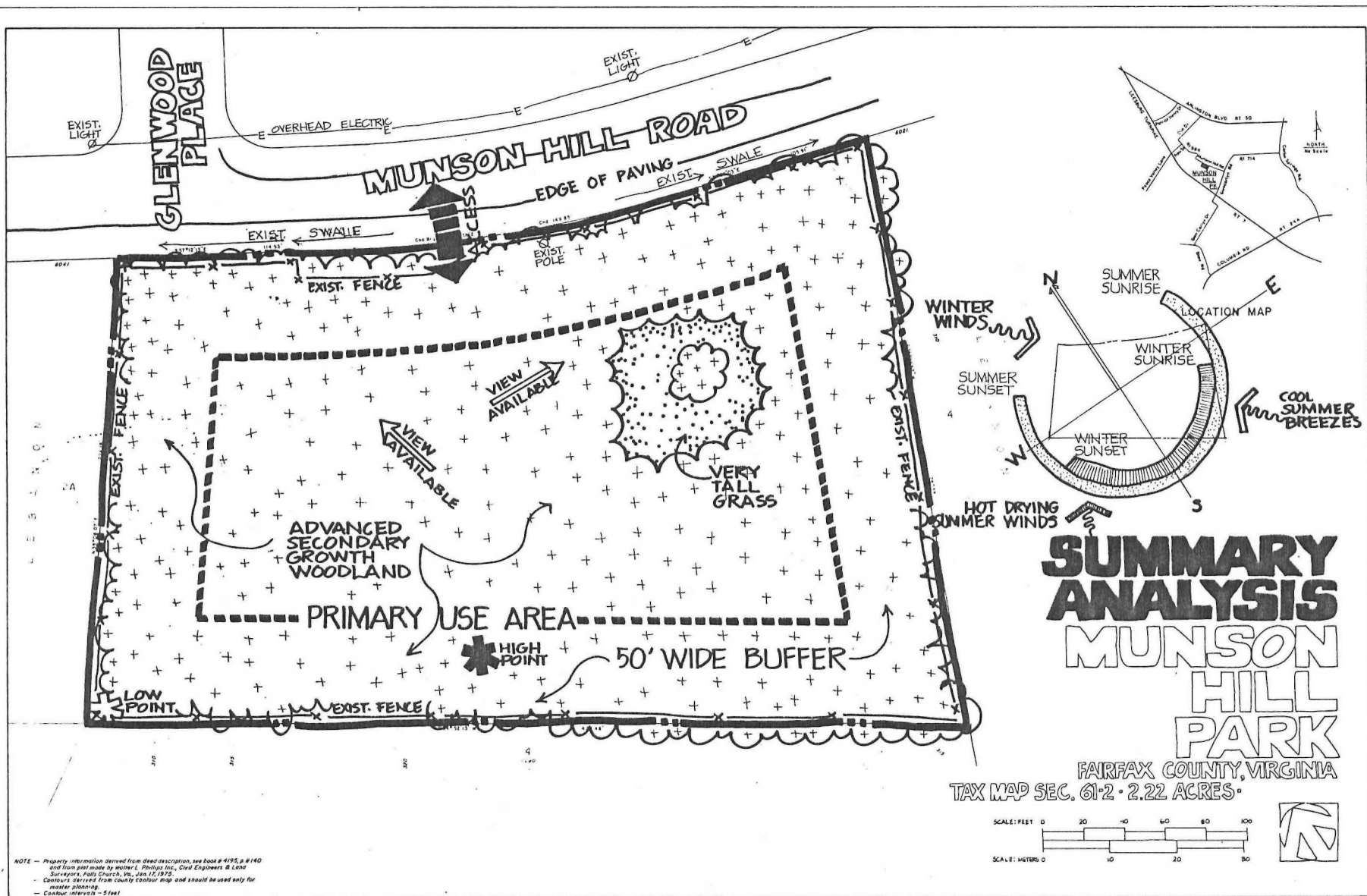
TAX MAP SEC. 61-2 • 2.22 ACRES •



NOTE — Property information derived from deed description, see Book # 495, p. # 140
and from plat made by Miller & Phillips Inc., Civil Engineers & Land
Surveyors, Falls Church, Va., Jan. 17, 1975.
— Contours derived from County Contour Map and should be used only for
master planning.
— Contour interval — 5 feet

Figure 6

Figure 7



C. SITE ANALYSIS SUMMARY

The mix of evergreens, hardwoods and understory trees and shrubs make this site well suited for a park. Soils are suited for recreational facilities development, however portions may be subject to seasonally high water table requiring remedial measures. The site is on a hilltop, flat to gently sloping, none limiting development. Views and access are principally toward Munson Hill Road. The "primary use area" is the central portion of the site as shown on the summary analysis sheet (Figure 7). This allows for a buffer zone between the potential facilities area and the adjacent properties of approximately fifty (50) feet in width.

V. PROGRAM DEVELOPMENT

A. SUMMARY CONCLUSIONS

Based on an analysis of natural features, existing man-made elements, neighborhood characteristics and development potential the conclusion is that the site should continue use as a community park. The site is best suited for use as a "walk-to" park.

The area best suited for development is the central portion.

B. PRELIMINARY PUBLIC HEARING FOR ADDITIONAL ACQUISITION AND/OR DEVELOPMENT OF MUNSON HILL PARK

On June 29, 1978 at Glen Forest Elementary School, the Fairfax County Park Authority Board conducted a public hearing for the purpose of considering the acquisition of acreage to expand Munson Hill Park, and to consider development ideas. A show of hands was solicited on the following options: Leave the park as is = 18, acquisition of a possible 2+ acres = 4 individuals plus a civic association representative.

In addition, the following ideas for development and facilities were brought forward:

- Preserve the open spaces and trees
- Clear the underbrush and weeds
- Benches, picnic tables, seating areas, picnic shelter
- No ballfields, tennis or multi-use courts

- Police surveillance
- Tennis courts
- Nature trails
- Multi-use courts
- Off-street parking
- Pedestrian and bicycle access
- Tot lot
- A small park

Additional speakers summary from the public hearing is contained in the appendix of this report.

C. DEVELOPMENT PREFERENCE SURVEY*

In February 1981, 2174 questionnaires were delivered for distribution to residents within the service area of Munson Hill Park. (See Attachment II) Of these, 47 or 2.2% of the questionnaires were returned.

1. User Profile

<u>Ages of Respondents</u>	<u>No. of Persons</u>	<u>% of Respondents</u>
0-5	7	6
6-12	10	8
13-20	19	15
21-45	47	38
46-60	24	19
Over 60	<u>18</u>	<u>14</u>
Total	125	100%

The 125 respondents are 2.5% of the estimated 5035 persons living in the service area.

2. User Preference

The questionnaire asked should additional land be acquired adjacent to Munson Hill Park. Forty-seven responded to the question, with 28 (60%) of those selecting YES and 19 (40%) selecting NO.

The questionnaire asked which of the following three types of park development the community needed or desired at Munson Hill Park.

*The master plan process was underway in 1981, however was held pending the outcome of a rezoning application (R2-79-M-031) by adjacent parcels.

Types	Number of Responses	Percent of Responses
No development	3	6
Minimal improvements	7	15
New development	36	78
No response to question	<u>1</u>	<u> </u>
Total	47	100%

Of the respondents requesting new development, the following listed facilities were indicated as being needed:

Facility	Number of Responses	Percent of Responses
Picnic area	25	69
Tennis courts	22	61
Landscaping	19	53
Fitness trail	16	44
Picnic shelter	15	42
Basketball courts	14	39
Hike/bike trail	13	36
Playground apparatus	11	31
Tennis practice courts	10	28
Nature trail	10	28
Tot lot	10	28
Horseshoe pits	9	25

The following received response from less than 25% of the returns: open play area, conservation area, garden plots, shuffleboard, platform tennis, ballfields, swimming pool, parking, water fountain, disc golf, sitting areas, open band shell, lighting.

3. Letters Received in Response to Questionnaire

We received a letter from the president of Glen Forest Community Association. In summary, the response was negative regarding acquiring additional land and felt that the park receive minimal improvements. The letter stated the answers as a composite of the verbal opinions of about fifty members of the Association, however there is a contradiction with the questionnaire indicating the preference of 5 persons. Lighting of the park is requested.

We received two letters from resident citizens, requesting minimal development and requesting disposal of the park.

Copies of these letters are in the Appendix of this report.

4. Other Questions

What do you see as the best trail/vehicular access points?

Munson Hill Road - 20 responses

Glen Carlyn Road - 2 responses

Undecided - 2 responses

Depends on proposed adjacent land use - 1 response

None - 1 response

Little or no choice - 1 response

Which Fairfax County parks do you use most often?

Arlington County parks - 11 responses

None - 9 responses

Mason District Park - 9 responses

Burke Lake - 6 responses

Wakefield - 4 responses

Other responses, 3 or less, include JEB Stuart Park, Twin Lakes, Greendale, Jefferson, Great Falls (National Park Service), Lake Accotink, Upton Hill Regional Park, Lake Braddock, Annandale Community, Bull Run Regional Park, Pohick Regional Park and Mt. Vernon District Park.

In general, what do you think of the parks in your area:

- 13 - Good, nice, great, lovely, County doing a fine job, excellent.
- 4 - Excellent, but would like to see more of them.
- 3 - Arlington has good facilities and we use them.
- 2 - We need more open space in the area
 - None available
 - Too many violations, motor bikes, vandalism, etc.
 - No opinion
 - Believe we now have sufficient parks with facilities
 - They are outstanding, well maintained and best of all is the courteous manner of all park employees that we have encountered.
 - Mason District Park appears to be a very good park and sufficient for the needs of this area. St. Anthony's Church has a ballfield and basketball courts that can be used by anyone in this area.
 - Fairfax County has really ignored parks for this area; they are excellent beyond the beltway, but that is too far.
 - The Mason District Park is a waste of funds because of its limited facilities.

- Varies depending upon park, some are tremendous, others just so-so.
- I am afraid that any improvements such as trails and benches will attract undesirables from outside the area, especially at night for beer and 'pot' parties. Recently, I counted five empty whiskey bottles on the shoulder of the road in front of the park.
- I don't think the Park Authority should make any more plans for this park until the proposed rezoning of the surrounding property is decided.
- Should be daytime use only. Must be some effective control over improper/illicit night gatherings/use. I see this property as a daytime children's playground.
- All are too far away for frequent use.
- We need parks for adults only.
- There aren't any within walking or biking distance.
- Fine for nature trails - but short on tennis courts.
- Not much.
- Mason District is excellent, JEB Stuart is mediocre and needs better maintenance/repair.
- Mason District Park is nice for little league games.
- Would like park for adults only.
- Keep out hoodlums.
- 2.2 acres is too small for any of the above.
- New to the area and haven't used any yet. One nearby would really be terrific.
- Any green patch free from development is to be encouraged.

D. REPORTS

The following agencies or departments were asked to make recommendations regarding development of Munson Hill Park: Fairfax County Soil Scientist; Recreation and Community Services; Fire and Rescue Services; Office of Comprehensive Planning; Police Department; and Fairfax County Park Authority, Operations, Conservation and History Divisions.

Mr. Edward R. Chatelain, Archaeologist, OCP, reports that preliminary record reviews and an archaeology survey was conducted on Munson Hill Park. The records review consisted of the examination of topographic and historical maps and published literature. The surveys involved walking over the parks. No artifacts were located which might indicate the existence of significant historic or prehistoric sites. Munson Hill was the location of the review of several thousand Federal troops by Abraham Lincoln on Nov. 20, 1861. This review represented the largest accumulation of troops in one place in North America until that time.

Mr. Larry K. Johnson submitted the soil map and recommendation contained in the soils discussion of this report.

The naturalist report is contained in the site analysis section of this report and recommends: "This kind of site is extremely unique in the shadow of Bailey's Crossroads. It is obviously of great importance to much of the local wildlife, especially the birds. In addition, the combination of topography and vegetation provides a great amount of physical and psychological relief from the intense development of the area. For these reasons, I recommend that development be kept to a minimum. Improved access through trails, sitting areas, a picnic area, and tot lot would be appropriate." Copies of the report are in the Appendix of this report.

The Fairfax County Department of Recreation and Community Services concurs with the development of Munson Hill Park as shown on the Fairfax County Park Authority preliminary master plan dated April 1983.

Copies of the reports are in the Appendix of this report.

E. FUNDING

The FY 1983 budget is:	Acquisition	\$ 92,049
	Design & Development	\$119,087
	Subtotal	\$211,136

This sum is presently available, and was made available by the approved 1977 Park Bond Referendum. The 1982 Park Bond Referendum did not include additional funding.

The Appendix of this report contains the Capital Improvement Program FY 83-87 project sheet.

The Park Authority donated \$5,000 to the Glen Forest Elementary School Creative Playground Project in 1983 from the Munson Hill Park budget.

Acquisition funds are no longer needed for this park. These funds may be reprogrammed to a project of higher priority within Mason District.

VI. CONCEPT DEVELOPMENT

In response to citizen input from the questionnaires, citizen letters and community group responses, a series of conceptual plans were developed. The series of plans illustrate possible park development, and they are intended to stimulate thought and ideas and to visualize the synthesis of conflicting desires and site restraints. These plans are to illustrate the attributes of the site, aesthetic values, community desires, and contribute to the planning process.

CONCEPT "A"

Objectives:

1. Respond to desires for tennis and practice tennis courts
2. Respond to desires for a picnic area
3. Provide for through trail connections
4. Minimize impact on neighboring residential units
5. Provide additional plant materials for visual enhancement and improved bird habitat

Facilities: Two (2) tennis courts (not lighted)
Picnic area
Trails
Landscaping

CONCEPT "B"

Objectives:

1. Respond to desires for multi-use courts
2. Respond to desires for a picnic area
3. Provide for through trail connections
4. Minimize impact on neighboring residential units
5. Provide additional plant materials for visual enhancement and improved bird habitat

Facilities: Two (2) multi-use courts (not lighted)
Picnic area
Trails
Landscaping

CONCEPT "C"

Objectives:

1. Respond to desires for play apparatus/tot lot area
2. Respond to desires for a picnic area
3. Provide for through trail connections
4. Minimize impact on neighboring residential units
5. Provide additional plant materials for visual enhancement and improved bird habitat

Facilities: Play apparatus area
Tot lot
Picnic area
Trails
Landscaping
Seating Area

CONCEPT "D"

Objectives:

1. Respond to desires for tennis and multi-use courts
2. Respond to desires for play apparatus
3. Respond to desires for a picnic area
4. Provide for through trail connections
5. Minimize impact on neighboring residential units
6. Provide additional plant materials for visual enhancement and improved bird habitat

Facilities: One (1) tennis court (not lighted)
One (1) multi-use court (not lighted)
Picnic area
Play apparatus
Trails
Landscaping

This plan was selected for "stake out". The facility locations were staked on the site as part of the design process and reviewed by the Park Authority staff and other Fairfax County agencies to familiarize themselves with site specific conditions as they exist. Parking for park users was considered under this concept. The primary area for parking is near the front edge of the park. Virginia Dept. of Highways & Transportation was contacted regarding parking on Munson Hill Road by widening the roadway area at the frontage of the park. The VDHT response was that this would be a safety hazard to both park users and motorists due to the vertical curve on Munson Hill Road. (See Appendix)

Two points of entry are shown on the south side of the park providing access to the proposed subdivision. The trail system is within the 50 ft. wide buffer zone and will be located so as to have as little impact on existing vegetation as possible.

User vehicular access/parking is not provided at this park which is considered a "walk-to" park.

B. PICNIC AREA

One picnic area is located within the loop trail in the wooded area. Adjacent to the tot lot/play apparatus, it has access and views within the park. It will include permanent picnic tables and pads, grills and trash receptacles.

C. TOT LOT/PLAY APPARATUS AREA

Tot lot is shown near the picnic area and within the loop trail on the Munson Hill Road side of the park. Equipment within this fenced area will be selected for safety and suited to pre-school and elementary school age children. Benches will be provided for attendants.

Play apparatus area is shown adjacent to the tot lot and within the loop trail. Apparatus will be selected for safety and suited for school age children.

Woodchips under and around the equipment will provide protection from falls and delineate the area.

Based on soil characteristics a sub-surface drainage system to lower the seasonally high water table may be needed.

D. SEATING AREA

A seating area with surfaced trail and benches is shown inside the loop trail and adjacent to the tot lot on the Munson Hill Road side.

E. LANDSCAPING

Trees and shrubs as needed to complement the existing trees and enhance the facilities will be introduced. Selection of plant material to improve wildlife and bird habitat will be a prime consideration. Selective thinning and removal of low hanging branches may occur to provide security and surveillance.

FAIRFAX COUNTY, VIRGINIA

DEPARTMENT OF RECREATION AND COMMUNITY SERVICES (DRCS)

MEMORANDUM

TO: Daryl DePrenger, Landscape Architect
Fairfax County Park Authority

FROM: Leonard B. Gunsior, Assistant Director

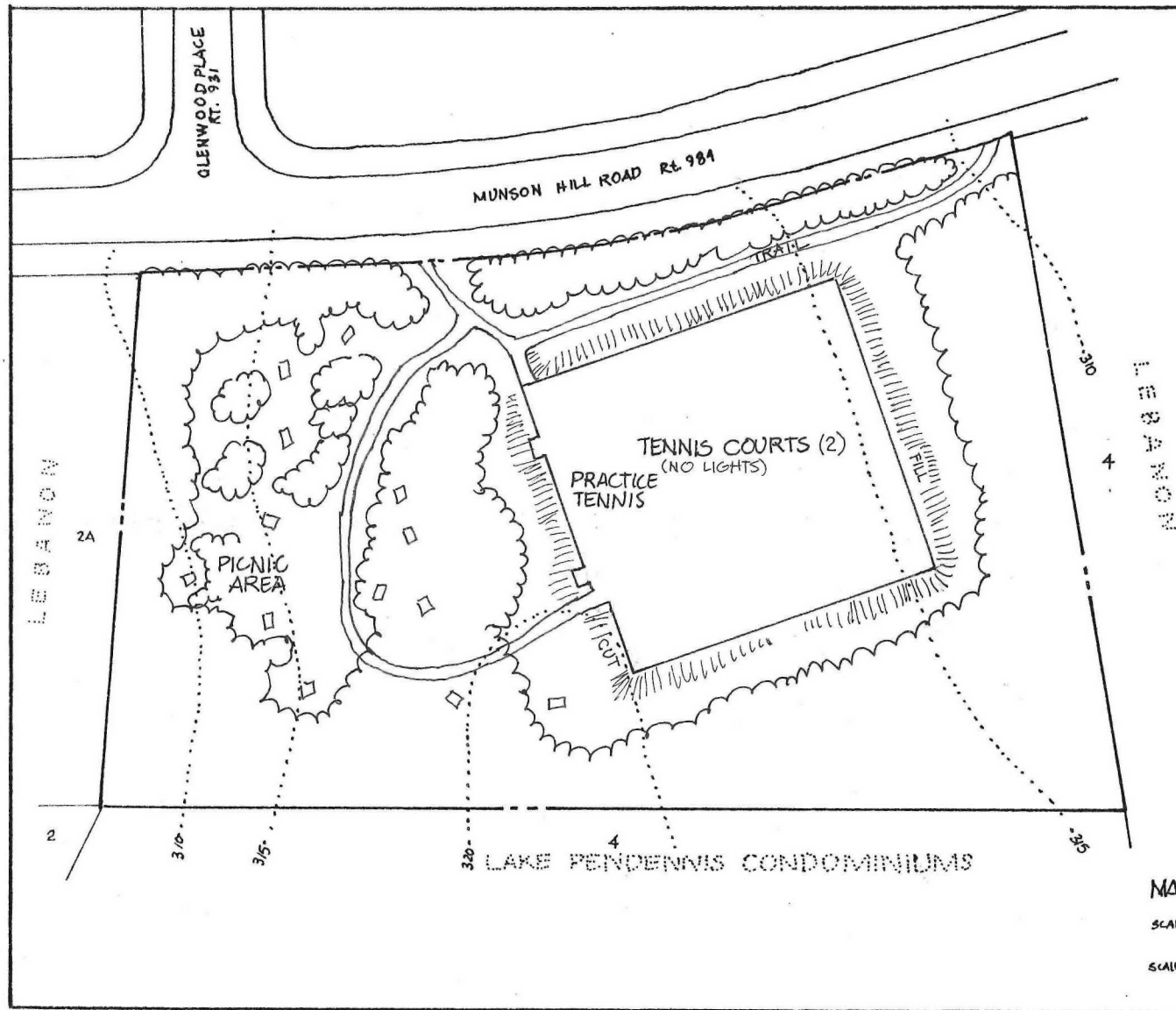
DATE March 29, 1983

FILE NO:

SUBJECT: Munson Hill Park - Master Plan

REFERENCE:

The Fairfax County Department of Recreation and Community Services concurs with the development of Munson Hill Park as shown on the Fairfax County Park Authority Master Plan dated April 1983.

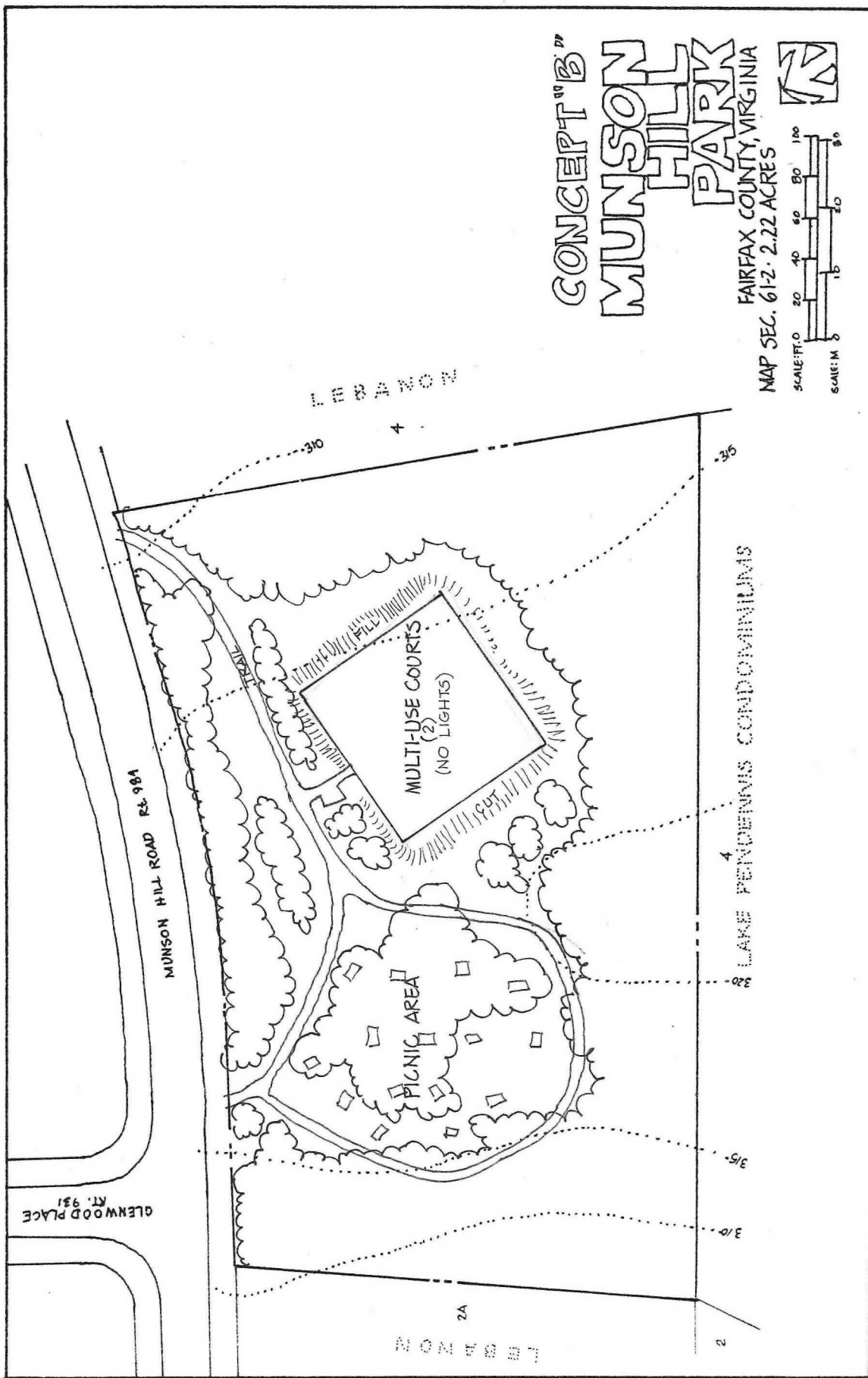


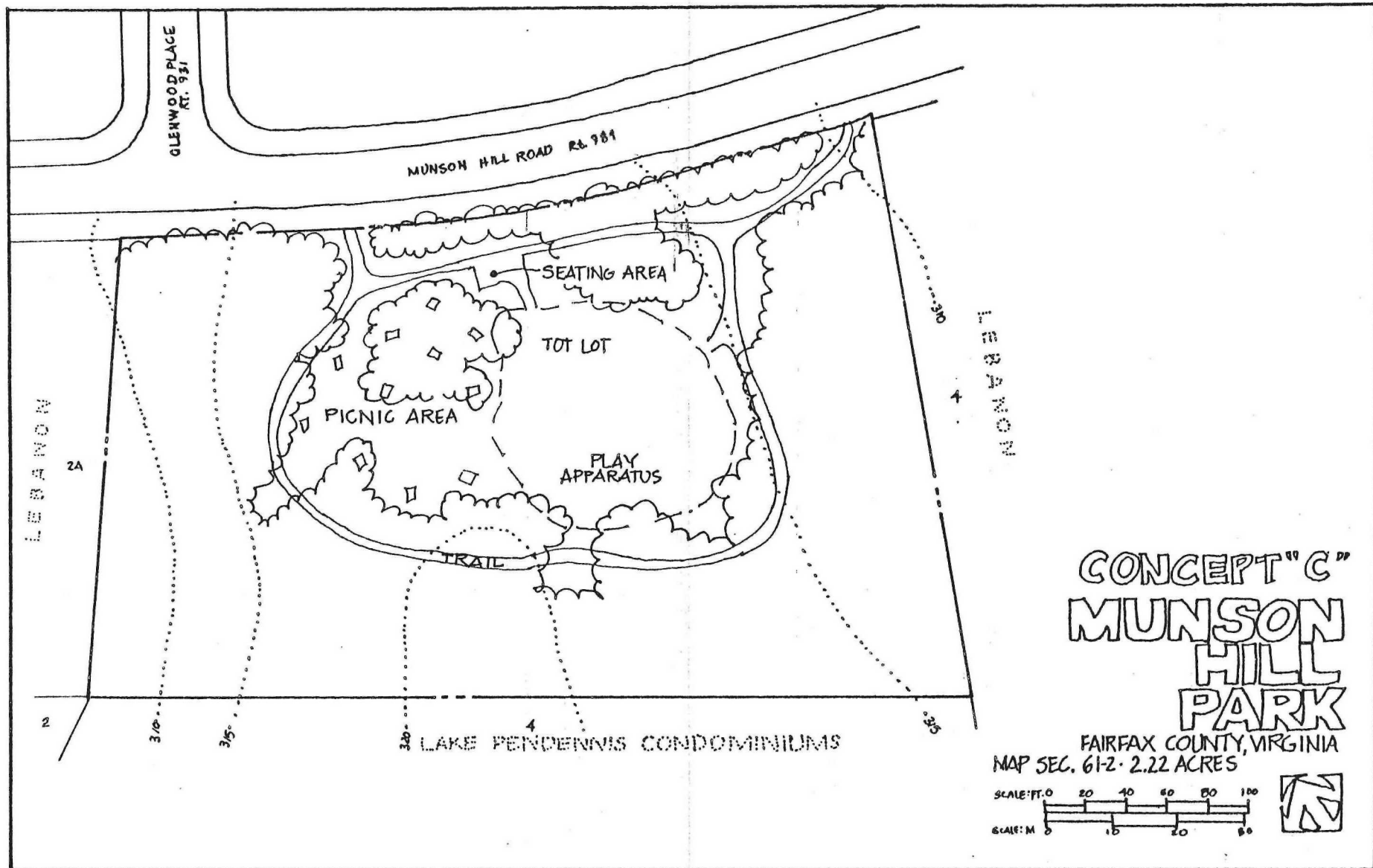
CONCEPT "A" MUNSON HILL PARK

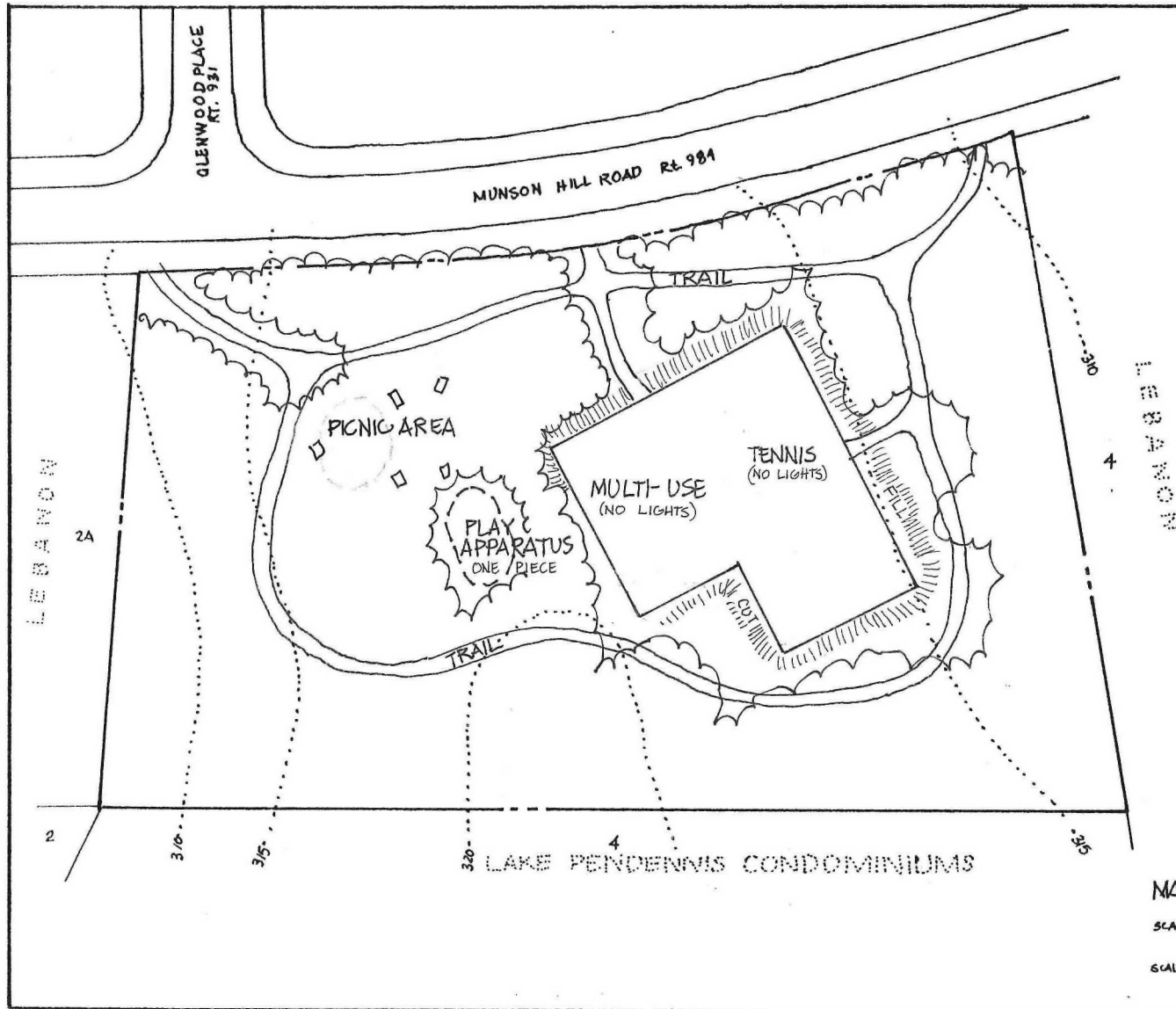
FAIRFAX COUNTY, VIRGINIA
MAP SEC. 61-2 · 2.22 ACRES

SCALE: FT. 0 20 40 60 80 100
SCALE: M 0 10 20 30









CONCEPT "D" MUNSON HILL PARK

FAIRFAX COUNTY, VIRGINIA
MAP SEC. 61-2 · 2.22 ACRES

SCALE: FT. 0 20 40 60 80 100
SCALE: M 0 15 20 30



CONCEPT SELECTION:

Based upon review of the four concept plans, Concept C was selected for development into a preliminary master plan.

Objectives:

1. Respond to desires for a picnic area
2. Respond to desires for tot lot/play apparatus area
3. Respond to desires for a seating area
4. Provide for through trail connections
5. Minimize impact on neighboring residential units
6. Provide additional plant materials for visual enhancement and improved bird habitat

Facilities: Picnic area
Tot lot/play apparatus area
Seating area
Trails
Landscaping

VII. MASTER PLAN DESCRIPTION

Munson Hill Park is seen as a multiple-use community park serving the recreational and open space needs of the local community. This master plan has evolved through a process of analyzing the site characteristics and restraints, and responding to community desires for active and passive recreation. The following narrative describes the features shown on the master plan.

A. ACCESS

The primary access is provided from Munson Hill Road and a trail along the road frontage is planned. The frontage trail is 6 ft. wide, asphalt, connecting to the planned Munson Hill Road trail on each side of the park. Access to facilities within the park will be by a loop trail, 6 ft. wide, asphalt*.

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

Two points of entry are shown on the south side of the park providing access to the proposed subdivision. The trail system is within the 50 ft. wide buffer zone and will be located so as to have as little impact on existing vegetation as possible.

User vehicular access/parking is not provided at this park which is considered a "walk-to" park.

B. PICNIC AREA

One picnic area is located within the loop trail in the wooded area. Adjacent to the tot lot/play apparatus, it has access and views within the park. It will include permanent picnic tables and pads, grills and trash receptacles.

C. TOT LOT/PLAY APPARATUS AREA

Tot lot is shown near the picnic area and within the loop trail on the Munson Hill Road side of the park. Equipment within this fenced area will be selected for safety and suited to pre-school and elementary school age children. Benches will be provided for attendants.

Play apparatus area is shown adjacent to the tot lot and within the loop trail. Apparatus will be selected for safety and suited for school age children.

Woodchips under and around the equipment will provide protection from falls and delineate the area.

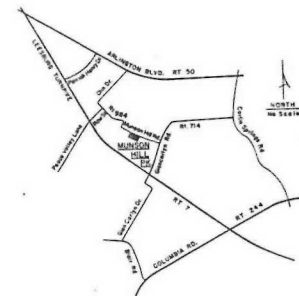
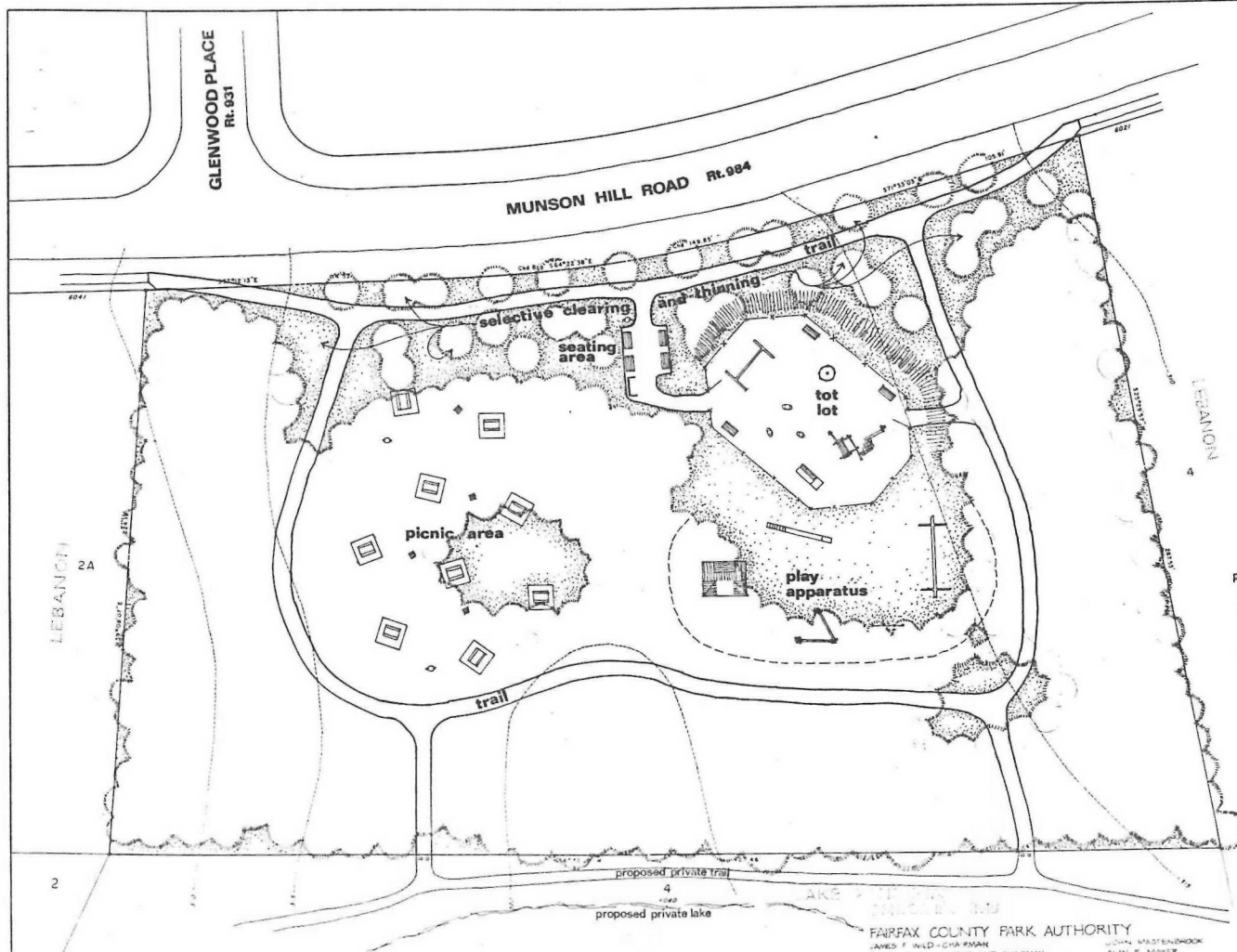
Based on soil characteristics a sub-surface drainage system to lower the seasonally high water table may be needed.

D. SEATING AREA

A seating area with surfaced trail and benches is shown inside the loop trail and adjacent to the tot lot on the Munson Hill Road side.

E. LANDSCAPING

Trees and shrubs as needed to complement the existing trees and enhance the facilities will be introduced. Selection of plant material to improve wildlife and bird habitat will be a prime consideration. Selective thinning and removal of low hanging branches may occur to provide security and surveillance.

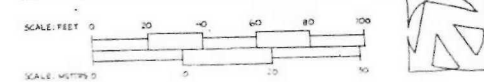


LOCATION MAP

MASTER PLAN MUNSON HILL PARK

FAIRFAX COUNTY, VIRGINIA

MAP SEC. 61-2 - 2.22 ACRES



FAIRFAX COUNTY PARK AUTHORITY
 JAMES F. WILD - CHAIRMAN
 FREDERICK M. CRANFORD - VICE-CHAIRMAN
 KATHLEEN B. CLARK - SECRETARY-TREASURER
 KATE SLOAN - CLERK
 GUYTON HILL
 JOHN W. MASTENBROOK
 ALAN E. MAYER
 ROBERT D. MOSS
 LORRY H. S. MURPHY
 WARDEN W. RAYNES

NOTE: This plan was prepared by the Fairfax County Park Authority, 1000 Lee Blvd., Suite 200, Fairfax, VA 22031. It is the property of the Fairfax County Park Authority and is not to be reproduced without written permission. The plan is for informational purposes only and does not constitute a contract. The plan is subject to change without notice.

VIII. 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) is as follows:

Activity	Users/ Day	Days of Use/Year	Number of Users/Year
Picnic Area (1)	36	180	6,480
Tot Lot/ Play Apparatus (1)	<u>15</u>	<u>360</u>	<u>5,400</u>
Totals	51	-	11,880

The trails and seating area were not estimated due to many variables and insufficient information which would affect the accuracy.

The total estimated number of users of Munson Hill Park is 11,880 per year.

CRITERIA:

A. PICNIC AREA

Picnicking is estimated at two persons per table with heaviest use on weekends between April and October. The turnover is estimated at two per day per table. Nine tables are assumed: $(9 \times 2 \times 2 \times 180 = 6,480)$.

B. TOT LOT/PLAY API ARATUS

Year round useage with an estimated 15 users/day: $(1 \times 15 \times 360 = 5,400)$.

IX. DEVELOPMENT COST ESTIMATE

A. FACILITY COSTS

1.	<u>Trails and Seating Area</u>	<u>Subtotal</u>	<u>Total</u>
	6' wide asphalt* (includes clearing, grubbing, seeding) 1222 LF @ \$12.50/LF	\$15,275	
	Benches, 4 @ \$300/EA	\$ 1,200	
	Bicycle rack, 1 @ \$350 EA	<u>\$ 350</u>	
	Subtotal	\$16,825	
	20% contingency	<u>\$ 3,365</u>	
	Total Trails and Seating Area		\$20,190
2.	<u>Picnic Area</u>		
	Picnic pad, 9 EA @ \$300/EA	\$ 2,700	
	Tables (9), grills (4), trash receptacles (3), LS	<u>\$ 3,200</u>	
	Subtotal	\$ 5,900	
	20% contingency	<u>\$ 1,180</u>	
	Total Picnic Area		\$ 7,080
3.	<u>Tot Lot/Play Apparatus Area</u>		
	Fences, gates LS	\$ 2,200	
	Grading and underdrain system	\$ 7,500	
	Woodchips	\$15,000	
	Benches, 3 @ \$300/EA	\$ 900	
	Play equipment (tot lot)	\$ 8,500	
	Play equipment (apparatus area)	<u>\$13,500</u>	
	Subtotal	\$47,600	
	20% contingency	<u>\$ 9,520</u>	
	Total Tot Lot/Play Apparatus Area		\$57,120

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

4.	<u>Landscaping</u>		
	Large trees, 25 EA @ \$150./EA	\$ 3,750	
	Shrubs, 35 EA @ \$40/EA	<u>\$ 1,400</u>	
	Subtotal	\$ 5,150	
	20% contingency	<u>\$ 1,030</u>	
	Total Landscaping		<u>\$ 6,180</u>
	Total Facilities Costs		\$20,570
B.	FEES, PAYMENTS, PERMITS		
	VDHT permit	<u>\$ 45</u>	
	Total Estimated Fees		\$ 45
C.	DESIGN/ENGINEERING		
	10% of facilities costs	<u>\$ 9,057</u>	
	Total Design/Engineering		\$ 9,057
D.	CONTRACT ADMINISTRATION		
	Plan Review (1%), LS	\$ 906	
	Inspection (8%), LS	\$ 7,248	
	Site Plan Review, LS	\$ 5,000	
	Contract Administration (2%)	\$ 1,812	
	As-built Survey, LS	<u>\$ 2,500</u>	
	Total Contract Administration		<u>\$17,466</u>
	GRAND TOTAL MASTER PLAN COST ESTIMATE		\$117,138

X. COST VS. BENEFITS

The total estimated implementation cost for the park is \$117,138. With an estimated 5035 people living within the service area of the park, the total development cost breaks down to \$23.26 per person.

With an estimated 11,880 persons using the park per year, there would be an estimated potential of 237,600 persons using the park during the first 20 years after its completion. This translates into a cost of \$0.49 per person per visit.

XI. ANNUAL OPERATING AND MAINTENANCE COST ESTIMATE*

CLASS**	FACILITY	UNIT QUANTITY	UNIT COST	TOTAL COST
B	Picnic area	1	LS	\$ 1,127
B	Trails	1222/LF	\$358/1000 LF	\$ 436
B	Tot lot/play apparatus area	1	LS	<u>\$ 1,759</u>
			Total	\$ 3,322

*Prepared from Productivity Report, "Cost and Work Guidelines for Park Maintenance and Operation", prepared by the Fairfax Office of Research and Statistics and the Fairfax County Park Authority, dated October 1975 and updated to January 1983.

**FCPA Maintenance Classification:

- A = mowed/maintained once every 7-14 days
- B = mowed/maintained once every 15-30 days
- C = mowed/maintained once a year

XII. PHASING

Based on current available funding it is recommended that all facilities be developed in a single phase by preparing detail construction plans of all facilities shown on the master plan.

APPENDIX

1. Property Record Form from Land Acquisition
2. School Sidewalk Project Sheet H-407
3. Memo from J. Hamilton Lambert, County Executive, dated 5-20-82
4. Speakers Summary of Public Hearing, dated Jun. 29, 1978
5. Copy of Questionnaire - Tabulation Apr. 23, 1981
6. Citizen Letters (3) in Response to Questionnaire
7. Letter from Mrs. Norpel; Member-at-Large, FCPA, dated Mar. 4, 1981
8. Memo from Edward R. Chatelain, Archaeologist, OCP, dated Aug. 15, 1980
9. Memo from Larry K. Johnson, Soil Scientist, dated Feb. 11, 1981
10. Memo from Jim Pomeroy, Naturalist, dated Feb. 17, 1981
11. Capital Improvement Program Project Sheet, FY 83-87
12. Preliminary Plan of Lake Pendennis Condominiums, by Springfield Associates dated Dec. 20, 1982
13. Letter to Don Keith, Resident Engineer, VDHT, dated June 1, 1981
14. Letter from David R. Gehr, Regional Transportation Engineer, VDHT, dated June 12, 1981
15. Population: Age Groups of Service Area
16. Memo from Leonard Gunsior, Asst. Director, Recreation and Community Services, dated 3-29-83.

Revised

PROPERTY RECORD FORM

19

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NAME Munson HillMAP REFERENCE 61-2 ((3)) 3NUMBER OF ACRES 2.2210

1915

DEED BOOK Number 4195 Page 140 Recorded _____DATE OF DEED ~~2-18-75~~ 5-16-75CERTIFICATE OF TITLE Date 5/7/75 N-434260PURCHASE PRICE \$60,000

ACQUIRED BY Purchase _____ Donation _____

Cluster _____ Bond X

CONSERVATION EASEMENT Leased _____

Owned by _____

Address _____

Phone No. _____

MATCHING MONIES Federal Aid _____ Agency _____ Matching % _____

TYPE Neighborhood X Community _____ District _____

Stream Valley _____ Historic _____ County _____

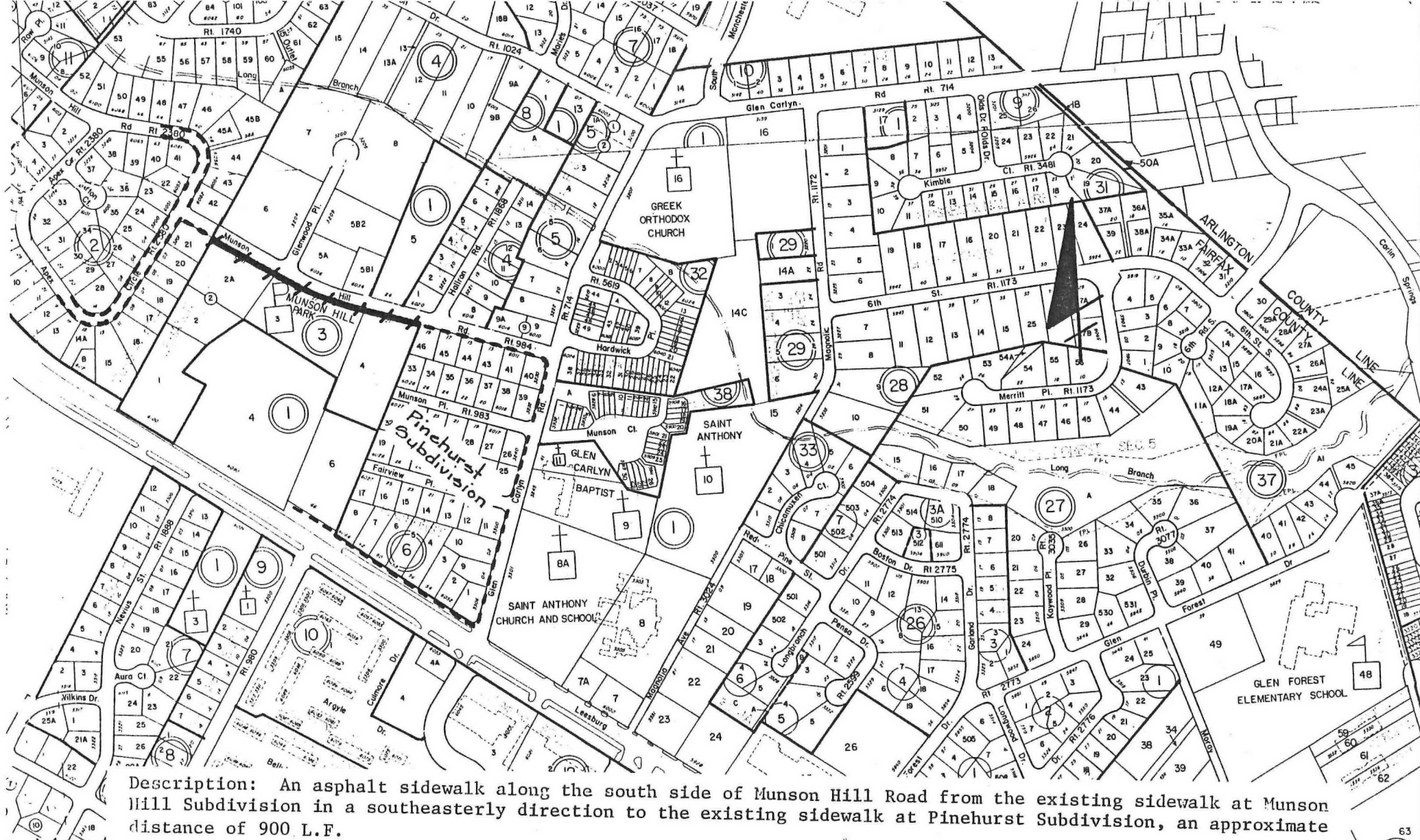
LOCATION North of Route 7 on Munson Hill RoadMAGISTERIAL DISTRICT Mason

PLANNING DISTRICT _____

PLAT Yes X No _____ Number _____ Date _____Surveyor Walter Phillips 1/17/75 FF16PREVIOUS OWNER J. Maurice & Marion G. LeeAPPRAISALS Yes x No _____ By Harper Moore Date 1/27/75
1/31/75

EVALUATION By _____ Date _____

REMARKS _____



Description: An asphalt sidewalk along the south side of Munson Hill Road from the existing sidewalk at Munson Hill Subdivision in a southeasterly direction to the existing sidewalk at Pinehurst Subdivision, an approximate distance of 900 L.F.

<u>Project Number & Name</u>	<u>District</u>	<u>Priority</u>	<u>Scope (approx.)</u>	<u>Estimated Student Traffic</u>	<u>Estimated Cost</u>
H-407 Glen Forest Elementary (II)	Mason	12	900 L.F. Asphalt	18	\$34,000

Grid: 61-2

Scale: 1"=500'

- Existing Sidewalk
- Proposed Concrete Sidewalk
- Proposed Asphalt Sidewalk

REMARKS:

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Thomas M. Davis III, Supervisor
Mason District

MAY 20 1982

FROM: J. Hamilton Lambert
County Executive

FILE NO. 0840E

SUBJECT: Munson Hill Road Trail

Your memo of April 21, 1982 requested that staff pursue adding Munson Hill Road to the Countywide Trails Plan. As you are aware, on May 10, 1982 the Board of Supervisors adopted Rezoning case 79-M-031, located on Munson Hill Road. The proffers for this case included a provision for the construction of sidewalk sections along this property's Munson Hill Road frontage. Constructing a walkway across Fairfax County Park Authority land on Munson Hill Road would complete the walkway between Hallran Road and Apex Circle. By copy of this memo I am requesting that the Park Authority construct a walkway across the park in timing with the development of the rezoned land around it. Such a walkway would no doubt be constructed for park access purposes in any event.

Because of these developments it will not be necessary to add Munson Hill Road to the Countywide Trails Plan as you had initially requested. Feel free to contact me if I can be of further assistance in this matter.

cc: ✓ Joseph P. Downs, Director
Fairfax County Park Authority

Preliminary Public Hearing for Additional Acquisition

and/or Development of Munson Hill Park

Held: June 29, 1978 at 8:00 p.m. in the Glen Forest School cafeteria.

In attendance: Messrs. Edwards and Fatzinger and Mrs. Skorupski from the Fairfax County Park Authority Board; Messrs. Cable, Gordon, DePrenger and Susan Allen and Lauren Bisbee from Fairfax County Park Authority staff; and approximately 30 citizens.

Mr. Edwards explained the purpose of the hearing and gave the rules for it. (See attached)

Using transparencies, Daryl DePrenger showed the location of the park, size, access, boundaries, topo, slopes, and vegetation.

Mr. Edwards explained that he would like citizen input on whether the additional land was wanted or needed, and what kinds of facilities and uses they visualized for the park.

(In Mr. Edward's presentation, he had given a statistic for the unserved population in the park's use area. At this point, one citizen, (Alice Malone) asked for a breakdown of this statistic into age groups. (school age vs. adults) Mr. Cable said we did not have this information on hand, but could get it for her.)

At this point, there was considerable discussion between the citizens and the Park Authority on the following topics: service area of the park, use radius, amount of parkland per no. of people.

Speakers:

1. Hudson Nagle, President, Long Branch C.A.

- He helped us distribute the public hearing notices. While doing this, he informally talked to some of the citizens and noted their comments on the park.
- Preserve the open spaces and trees.
- Clear the land of underbrush and weeds - it is presently a fire hazard.
- Provide benches and picnic tables.
- No ballfields, etc., these facilities would attract people from outside the area.
- If the park is kept simple, the additional land is not needed; if you go into more development, then more land is needed.
- There are ballfields and multi-use courts at several schools and churches in the area.

- Several citizens are concerned about young people using the park for parties, etc. Police protection is needed. (Having the under brush cleared will aid the police in seeing into the park.)

2. W. L. Reno

- Has lived here for 27 years. There was a time when there were alot of children in the neighborhood. He and several of his neighbors often let the kids use their backyards for ball games, etc. But now, the average age in this area is much older, he is not sure that the need for play areas exist now as it did in the past.
- He feels that there are alot of rentors in the neighborhood now; feels these people do not use parks as much.

3. Edna Reitze

- Would like to see a facility that would have local use. After dark use should be prohibited. Tennis courts, nature trails, multi-use courts could be desirable. All other facilities that would increase traffic, litter, crime are undesirable. Parking should be off-street. The park should be designed for those coming on foot or bicycle.

4. Susanne Dietz

- Has lived in this area for 19 years. When she was a child and they wanted to play somewhere, they had to trespass. Now, that have a park in this area, she would like to see it used.
- There are no sidewalks on Munson Hill Road; the road is unsafe to walk on. This will have to be taken into consideration.
- Would not support an idea of putting baseball fields in here that would be used by the Little League. The park should be for the neighborhood.

Mr. Edwards said the Fairfax County Park Authority is concerned about safe access to our parks. (He also added that we make no distinction between home owners or rentors when we plan our parks.)

5. Gerard Fassier

- Was president of the civic association before Mr. Nagle. They fought for 10 years to get these 2 acres of parkland. When this was adopted by the Planning Commission, Mrs. Fasteau had expressed the desire for the Park Authority to acquire additional land to make it a viable park for the neighborhood. The citizens have wanted this additional open space; he feels it is dearly needed.

6. Abe Anson

- Munson Hill is an historic hill - Confederates had a battery on Munson Hill and they were firing into Washington.

- Feels the park is needed; wants the open space. A place to walk and sit and enjoy the greenery.
- Picnic tables would be nice.
- Ballfields, multi tennis courts are not needed.

Mr. Edwards said that the ballfield does not have to be for Little League; it can be used for informal games. In this park, even a small ballfield would take most of the area in the park.

7. Gene Hoke

- Would not mind the ballfield if it was not used at night.
- The sidewalk is definitely needed; the road is extremely dangerous to walk on.

8. Eric Hanson, Lower Munson Hill C.A.

- The civic association has always supported the idea of parkland; would also support additional acquisition.
- Tennis courts, shelter, picnic area and tot lot area are wanted.

9. Ruth Nagle

- Would like to have the open space for people, birds and animals.
- Would like to have a park where older people could come and sit and get together and young mothers could bring their young.

10. Joe Satriano, Glen Forest C.A.

- Has lived here for 35 years
- They are in favor of conserving open space.
- If the Fairfax County Park Authority has the opportunity to acquire land; then we should by all means.

11. Ray Miller

- Borders the park.
- Does not want to sell his land to the Fairfax County Park Authority; we will have to take him to court if we want to buy it.
- Feels that if we do a good job with the land we own, additional land will not be needed. Is opposed to any further acquisition of parkland.

12. Duncan Hines

- Does not think the park is necessary. Feels people will be parking in front of his house.
- How many children are in the area that will be using this park?
- Park benches would be nice; for the senior citizens and tots, nothing else.
- Keep the vegetation and keep it clean.

13. James Malone

- This neighborhood does not have alot of children living here.
- Agrees with Mr. Hines; tennis courts or ballfields would bring in people from outside the area. The parking lots are congregating areas for kids.
- This area has always been somewhat of a nature preserve.
- Keep it simple; picnic facilities - that's it.
- How much money is available?

Mr. Edwards said: Acquisition=\$175,000
Development=\$130,000

- Asked at what stage we are in the master plan process.
- The land was acquired in 1975, why hasn't anything been done before this?

Mr. Edwards explained that we are in the "pre-preliminary" Master plan stage; funds have just come available in the new bond plan.

14. John Lanson

- This area does not have alot of children; would like to have this developed into an older people's park.
- Further acquisition is not necessary.

15. Virginia Dye

- Is in favor of a small park; does not want a large park. They have had problems in this area, with kids drinking.

16. Alice Reno Malone

- Is the \$175,000 that is funded there in cash?

Mr. Cable explained that we are talking about monies that were passed in the 1977 park referendum bond for this particular park. In FY78 we have, in the bank, \$100,000. In FY79 there will be another \$75,000; (This \$175,000 is for acquisition) these bonds have not been sold yet. The Board of Supervisors will

probably sell these in the fall. There is \$25,000 for development in FY79; FY80 there is another \$105,000 = these bonds have not been sold yet.

- Feels that there are not enough children in this area.
- Does not feel that expansion of the park is necessary.
- Is concerned about the cost of maintenance.

17. Mrs. Deitz

- They would like a small park, picnic tables and sidewalk for the older people.
- The neighborhood is comprised of older people. They would like a park for them.

18. Kathleen Hake

- She has 2 young children, feels it would be nice to have a place to meet other young mothers and their children to socialize.

19. Mr. Reno

- Does not feel there is overwhelming support for a larger park. Feels the Fairfax County Park Authority should not feel compelled to spend the money allocated.

20. Hudson Nagle

- Feels there are many small children in the area they have over 200 families in the Long Branch C.A.
- He walks this area alot and he has seen evidence of many young children.

At this point, Mr. Edwards asked for a show of hands on the following options:

Leave the park as is - 18
Acquisition of a possible 2+ acres -
4 individuals plus a civic assoc.

21. Alice Reno Malone

- What is the forthcoming schedule; when is the next scheduled meeting? When will the next hearing be?

Mr. Edwards said that dates for future meetings have not been determined. But you will be notified through C.A.'s etc.

22. Citizen

- Feels the citizens have not considered the life of the park.

23. Winifred Clare

- Thought parks were to preserve land and open space. Feels we should not always develop parks.
- Preserve the trees, clean it up, clear underbrush.

24. Hudson Nagle

- Why can't this area be cleaned up now, so that they can start using it?

Mrs. Skorupski explained that the Fairfax County Park Authority likes to develop passive use parks.

Mr. Fatzinger noted that parks can have different uses, and that if the citizens don't want anything in the park, we are not compelled to spend the money here.

Munson Hill Park Questionnaire Tabulation - April 23, 1981
47 returns (filled in) of 2,174 delivered for distribution = 2.1%

NOTE: Prior to completing this questionnaire, we would suggest a visit to the site. You might even consider completing this questionnaire while there, as it will help you to visualize your ideas for the park.

46/98% 1. Indicate the number of persons, by age group, residing in your household.

0-5 yrs. 7 6-12 yrs. 10 13-20 yrs. 19 21-45 yrs. 47 46-60 yrs. 24 Over 60 18 = 125 persons
47/100% 2. Should the Park Authority consider acquiring additional land adjacent to Munson Hill Park if possible? of 5152 in service area = 2.4%

Yes 28/60% No 19/40%

46/98% 3. Which one of the following statements best describes your feelings concerning Munson Hill Park? (Circle only one choice. If choosing item (c), indicate facilities desired.)

7/15% a. I/we only need minimal improvements, i.e. upgraded by seeding, planting, trails, and benches.

3/6% b. I/we do not need any change in Munson Hill Park.

36/78% c. I/we need the following recreational facilities in the park:

<u>3</u> Ballfields*	<u>1</u> Parking*
<u>14</u> Basketball Courts	<u>25</u> Picnic Area
<u>6</u> Conservation Area	<u>15</u> Picnic Shelter
<u>16</u> Fitness Trail	<u>5</u> Platform Tennis
<u>5</u> Garden Plots	<u>11</u> Playground Apparatus (School Age)
<u>13</u> Hike/Bike Trail	<u>5</u> Shuffleboard
<u>9</u> Horseshoe Pits	<u>22</u> Tennis Courts
<u>19</u> Landscaping	<u>10</u> Tennis Practice Courts
<u>10</u> Nature Trail	<u>10</u> Tot Lot (Pre-School Age)
<u>7</u> Open Play Area	

Other ideas 2-swimming pool, 1-water fountain, 1-disk golf,

1-sitting area, 1-open band shell w/seating, 1-lighting

*Only feasible if more property is acquired adjacent to the park. Park Authority is only sampling community interest at this time. There are funds available for acquisition and development.

28/60% 4. What do you see as the best trail/vehicular access points?

20-Munson Hill Road, 2-Glencarlyn Road, 1 each = little or no choice, none, 2-undecided, ?, n/a, depends on proposed adjacent land use.

41/87% 5. Which Fairfax County Parks do you use most often? List: _____

See Attachment I

38/81% 6. In general, what do you think of the parks in your area? _____

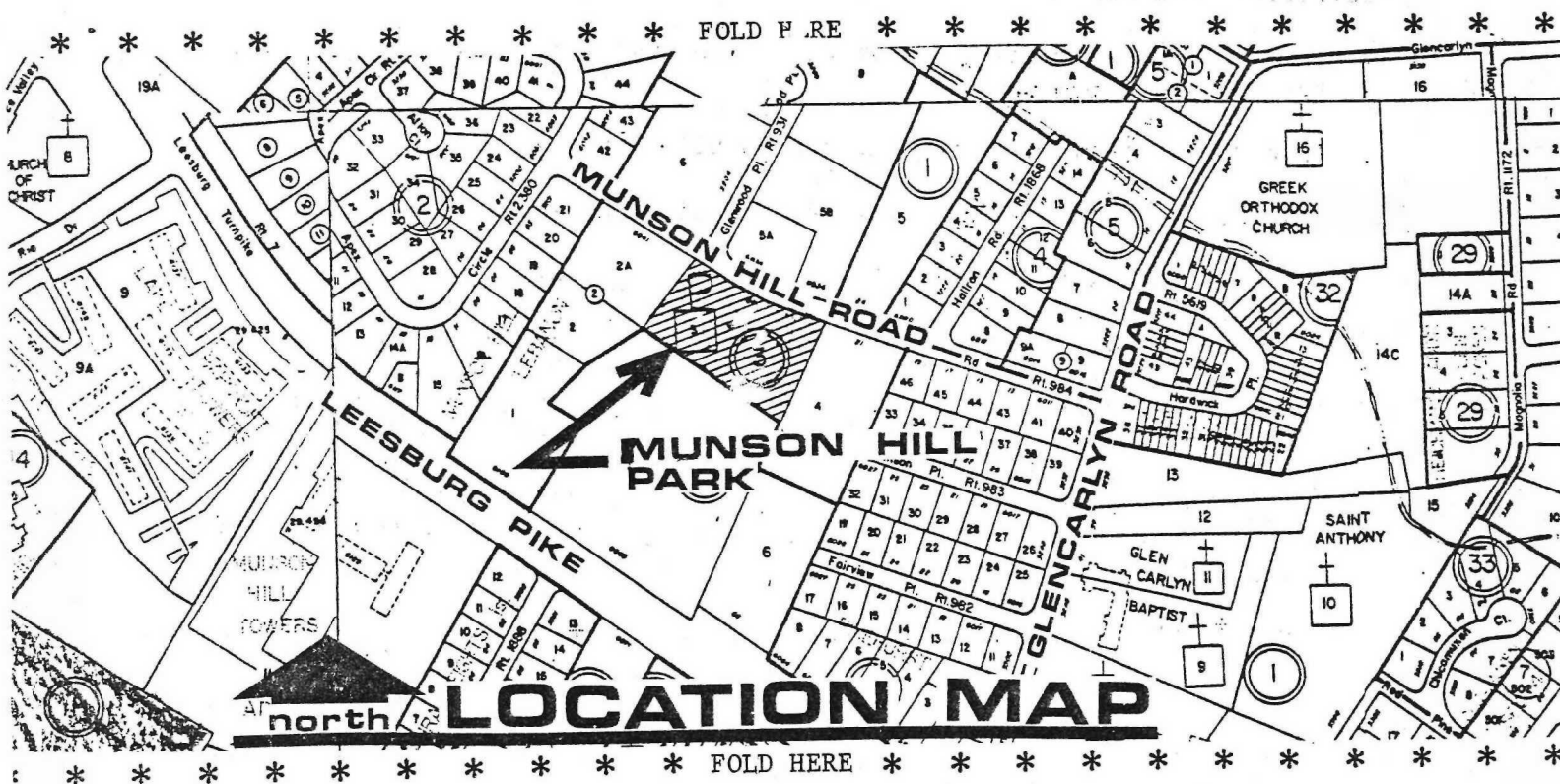
See Attachment II

Your answers will be considered, along with technical data, toward compilation of a preliminary master plan defining possible future use and improvements in the park. The resulting preliminary master plan will be presented at a public hearing to be held at a school in your area. If you would like to be notified of this hearing, please print your name and address below.

Name _____

Address _____
 (street no. and name) (city) (code)

Thanks for helping us master plan your park!



DGP

TO: Fairfax County Park Authority
 4030 Hummer Road
 Annandale, VA 22003

POSTAGE
 REQUIRED
 FOR
 DELIVERY

FROM:

March 19, 1981

Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

Dear Mr. Cable:

I am enclosing one copy of the questionnaire concerning Munson Hill Park. The answers are a composite of the verbal opinions of about fifty members of the Glen Forest Community Association. Although many questionnaires were distributed within our community, none were returned to me. I hope that some were individually forwarded to your office. Since the bulk of the Glen Forest sub-division is some distance from the site of Munson Hill Park, many of our members felt that they would make no use of the park at any time.

In talking with residents in the immediate vicinity of Munson Hill Park we ascertained that they feel that it need just be cleaned up, not developed; and that since it is such a small land parcel, it is really not suited to anything other than a nature area, with perhaps a few benches. We support them in their desire for such a natural park area.

Very truly yours,

Mary C. Hettinger

Mary C. Hettinger, President
Glen Forest Community Association
5915 Merritt Place
Falls Church, Va. 22041

GLEN FOREST C.A.

NOTE: Prior to completing this questionnaire, we would suggest a visit to the site. You might even consider completing this questionnaire while there, as it will help you to visualize your ideas for the park.

1. Indicate the number of persons, by age group, residing in your household.

0-5 yrs. ___ 6-12 yrs. ___ 13-20 yrs. 1 21-45 yrs. 1 46-60 yrs. 2 Over 60 1

2. Should the Park Authority consider acquiring additional land adjacent to Munson Hill Park if possible?

Yes ___ No ✓

3. Which one of the following statements best describes your feelings concerning Munson Hill Park? (Circle only one choice. If choosing item (c), indicate facilities desired.)

a. I/we only need minimal improvements, i.e. upgraded by seeding, planting, trails, and benches.

b. I/we do not need any change in Munson Hill Park.

c. I/we need the following recreational facilities in the park:

___ Ballfields*
___ Basketball Courts
___ Conservation Area
___ Fitness Trail
___ Garden Plots
___ Hike/Bike Trail
___ Horseshoe Pits
___ Landscaping
___ Nature Trail
___ Open Play Area

___ Parking*
___ Picnic Area
___ Picnic Shelter
___ Platform Tennis
___ Playground Apparatus (School Age)
___ Shuffleboard
___ Tennis Courts
___ Tennis Practice Courts
___ Tot Lot (Pre-School Age)

Other ideas Lighting

*Only feasible if more property is acquired adjacent to the park. Park Authority is only sampling community interest at this time. There are funds available for acquisition and development.

4. What do you see as the best trail/vehicular access points?

5. Which Fairfax County Parks do you use most often? List: Mason District

MOUNT VERNON DISTRICT PARK + ICE RINK

6. In general, what do you think of the parks in your area? Excellent

Pravin & Satyapriya
Construction Design
HASSAN

FALLS CHURCH, VA. 22042
TELEPHONE - 703 - 671 - 2800

CONTRACT OWNER

MR. & MRS. RAYMOND, HILLIER
FALLS CHURCH, VA. 20422
TELEPHONE - 703 - 820 - 6958

MR. WILLIAM L. BENO
FALLS CHURCH, VA.
TELEPHONE - 703 - 820 - 8088

MR. CHARLES COOK
6041 WILSON HILL ROAD
FALLS CHURCH, VA.
TELEPHONE - 703 - 820 - 1097

ONE SKYLARK PLACE
FALLS CHURCH, VA. 20422
TELEPHONE - 703 - 671 - 2800

THE ANKEN GROUP
2205 LEBANON PIKE
FALLS CHURCH, VA. 20422
TELEPHONE - 703 - 324 - 3794

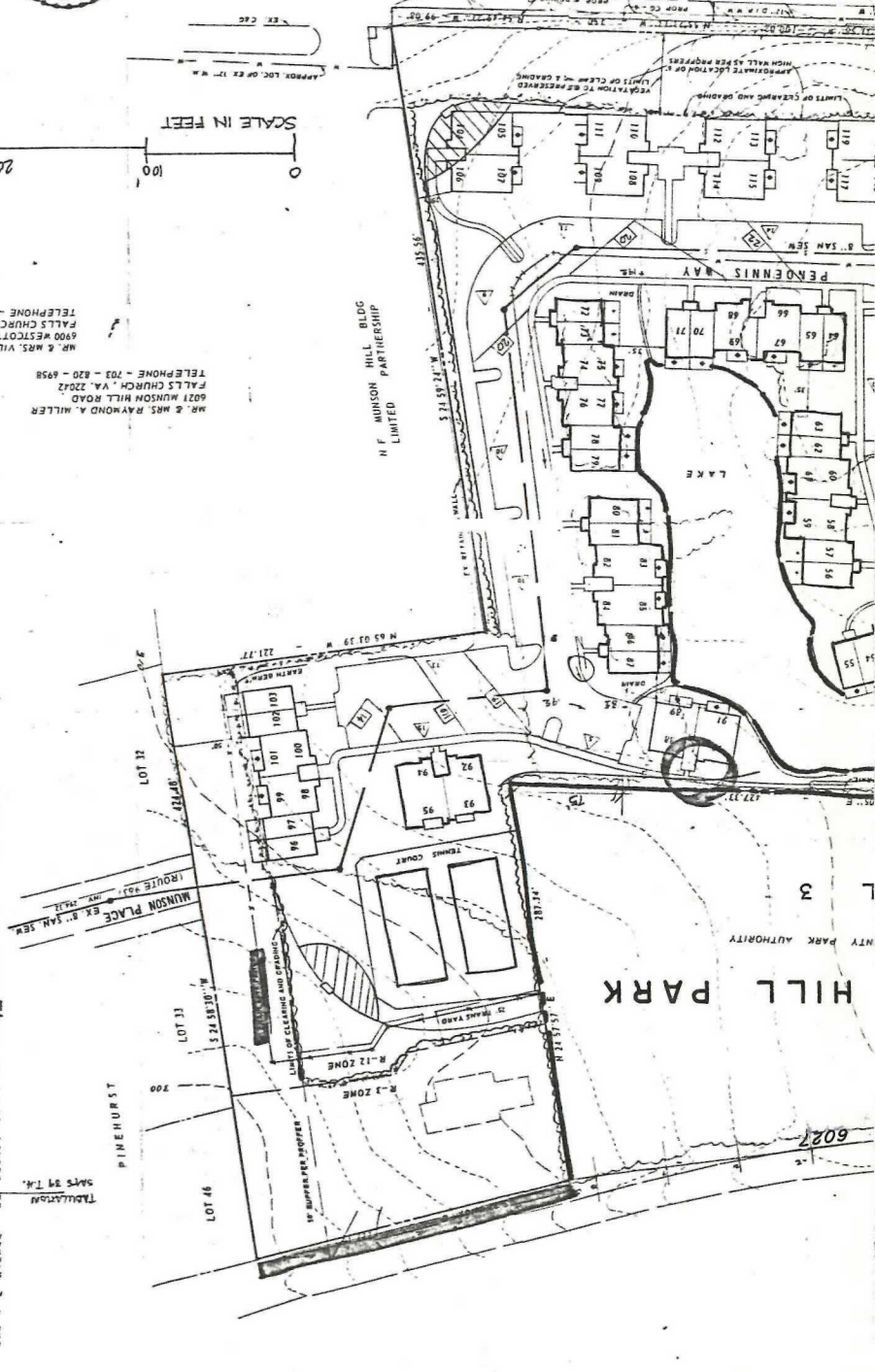
6900 WESTCOTT ROAD
FALLS CHURCH, VA. 20422
TELEPHONE - 703 - 324 - 3794

OWNERS

1. THE PROPERTY LOCATED ON THIS PAGE IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP 61-2-1(11) PARCELS 1, 2, & 3.
2. TOPOG MAP BY D.O.C. # _____
3. BOUNDARY INFORMATION BY D.O.C. # _____
4. STORM WATER DRAINAGE, DETENTION BASIN, AND COLLECTION AND OR SEWER MANAGEMENT PLAN (IF APPLICABLE) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY POLICIES AND ORDINANCES UNLESS MODIFIED BY PERFORMED CONDITION AND/OR UTILITIES.
5. LOCATION OF EASEMENTS AND/OR UTILITIES NOT BASED ON INFORMATION FROM THE RECORDS, BUT THUS SHOULD BE RECHECKED AS A CORRECTION.
6. ECT OR FINAL LOCATION DEVELOPMENT PLAN REVISIONS WILL BE REQUIRED TO ACCOMMODATE FINAL EASEMENT LOCATIONS.
7. SOLID WASTE MATERIAL WILL BE COLLECTED BY A PRIVATE REVERSE COLLECTION COMPANY UNDER CONTRACT WITH THE HOMEOWNERS ASSOCIATION.
8. GROUNDWATER MONITORING AND PUMP AND TREATMENT SYSTEMS PROVIDED BY FAIRFAX COUNTY. SOLID WASTE MATERIAL TO STORED AND COLLECTED WILL BE DISPOSED OF AT THE FAIRFAX COUNTY LANDFILL AND FILL.
9. AIR QUALITY PERMIT SHALL BE OBTAINED, IF REQUIRED, TO PREVENT AIR POLLUTION OR CLEARING, GRADING, OR CONSTRUCTION.
10. APPROXIMATELY 50% OF SITE IS COVERED WITH HARDWOODS.
11. EXISTING TRAIL, 6' WIDE, IS LOCATED ALONG ADJACENT AND CONNECTION

ON

- [illegible]



June 8, 1981

Fairfax Park Authority
Mason District
Mrs Lorraine Foulds

Dear; Mrs Foulds

The Long Branch Citizens Association has informed us that the preliminary plan for the proposed park on Munson Hill Road is to include tennis courts. This area is slightly more than two acres and the construction of tennis courts on such a small area is unwise use of this very limited space. The local residents have indicated to the park authority and their citizens association their preference for a passive park, that is, the retention of as many trees as possible and the placement of a few children's play areas, picnic tables and benches throughout the park. The construction of any recreational facility such as tennis courts is not in keeping with the wishes of the majority of the residents and would not add but detract from the scenic value of the neighborhood.

This area between Leesburg Pike and Route 50 has a very high rate of air and noise pollution. Every effort must be made to preserve the trees throughout the area to help combat this ever increasing hazard. The parkland must be protected from any unnecessary cutting of trees.

The proposed park was promoted by the park authority as a "Neighborhood Park". Therefore, no parking lot/area is required, additionally no parking signs should be posted along Munson Hill Road adjacent to the park and extending for approximately 100 yards on either side of the park. The park should not be lighted and should be closed after dark. Failure to do this will result in increased traffic congestion on Munson Hill Road and add to the present dangers to pedestrian travel. Many children of elementary school age use Munson Hill Road daily walking to and from the elementary school near-by.

The land on three sides of the park is proposed for townhouse development in the near future; if approved, these townhouses will add approximately 200 to 300 additional people to the area, and the park (public land) would appear used for private more than public use. This is another very strong reason for a small passive park with no large recreational facilities.

We are not opposed to the park and do not want its construction delayed. We are opposed to any over-development of the park. As stated earlier, air pollution, noise, and increased traffic in our residential area will be a health and safety hazard that must be prevented. We urge you to consider carefully our suggestions when planning our neighborhood park.

Thank You,

5

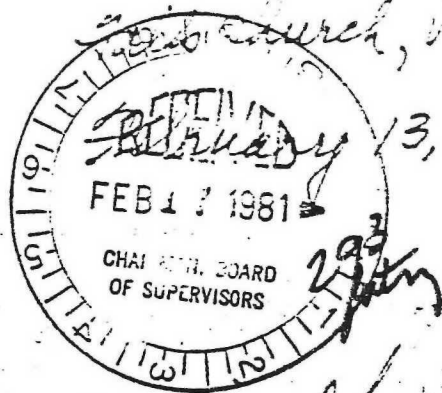
Mr Eugene S. Hoch
Mrs Kathleen I. Hoch
3201 Apex Circle
Falls Church, Virginia
22044

Copies:

Mr Hudson Nagle, Pres., L.B.C.A
Mr Daryl Deprenger, Project Planner
Fairfax County Park Authority
Mr Thomas Davis, Fairfax County Supervisor,
Mason District

received 6-9-81

John + Herrick, Chr
Fairfax Bd of Supervisors
Fairfax Va 22030



Re: The enclosure received from the
Fairfax Park Authority

I could hardly believe my eyes when I received
the enclosure. My note on it reflects my reaction
after a week, since receiving it.

In this day and age how can we tolerate
such ineptness as indicated by the enclosed
material. If this is an example of how the FCPA
uses money, then let us get rid of it or like
the Reaganites are doing, slash the hell out of
the budget of inept agencies.

How come the County bought the land in the
first place. As the enclosure suggests, Come look at it. I
see it daily & it should not be owned by the County?
If Daryl DeFrenge is representative of FCPA
employees, he & those should be employed elsewhere
and not by the County.

This letter is addressed to you because you are elected at
large, you are chairman and hopefully will raise hell about this
waste of public funds. Hearings & more "brilliant" plans of a
proposed park will only be a further waste of public
money.

Earl C. Branche

March 4, 1981

Mr. Earl C. Branche
6105 Munson Hill Road
Falls Church, Virginia 22044

Dear Mr. Branche:

As you know, Chairman Herrity asked that I respond to your letter of mid-February on behalf of the Park Authority.

You certainly have some very strong feelings on the subject of Munson Hill Park which you demonstrated on your response to the survey. I thought it might be helpful to give you our prospective on the matter of how we got to where we are today!

Funds to acquire the 2.2 acre Munson Hill Park were authorized in the 1971 Park Bond Referendum that the voters of Fairfax County approved. For some very good reasons we started our site search in 1974 that ended with the purchase of this parcel on May 10, 1975. Our purpose was to meet some of the neighborhood park requirements for open space and possible limited facilities that were lacking in these communities hemmed in by Route 7, Seven Corners and Route 50.

Prior to the actual acquisition the Fairfax County Planning Commission held a public hearing on the question April 24, 1975 and voted to place this proposed park on the plan of public facilities for Fairfax County. The various communities (Long Branch, Glen Forest, Lee Boulevard Heights and Lower Munson Hill) in your area endorsed this much needed park.

In June, 1977, the existing, unimproved Munson Hill Park was part of a Park Bond Referendum again approved by the voters. It included funds for possible improvements and possible expansion of the park. The Park Authority held a meeting on the topic June 29, 1978. While many folks spoke for and against development as well as possible expansion, there were no solid conclusions drawn at that time.

This brings us to our current situation of surveying the general community as to their present desires for this site. The process we are following is one to insure citizen participation and is an adopted master planning policy

Mr. Earl C. Branche
March 4, 1981 - page 2

and procedure of the Park Authority, used county-wide. Your opinion will be recorded with the others received and perhaps your position may be in the majority... time will tell? While the park site may be left in its "natural state" at the end of this master planning process, it is highly unlikely that the Park Authority would dispose of this open space on the real estate market.

We will keep you posted of the progress on this project unless you indicate otherwise to me. Any further questions or comment, please call me at home on 256-6889.

Sincerely,

Dorothy S. Morpel
Member-At-Large

DSH/jcm

cc: John F. Harrity
Tom Davis
Lorraine F. Foulds
Joseph P. Downs

bcc: James A. Heberlein
Louis A. Cable

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Daryl DePrenger, Landscape Architect
Design Division,
Fairfax County Park Authority

FROM: Edward R. Chatelain, Archaeologist
Office of Comprehensive Planning *erc*

FILE NO:

SUBJECT: Holmes Run S.V. III and Munson Hill Park

DATE August 15, 1980

REFERENCE

In response to your request of July 15, 1980, preliminary record reviews and archaeological surveys were conducted of Holmes Run S.V. and Munson Hill Park. The records review consisted of the examination of topographic and historical maps and published literature concerning the areas. The surveys involved walking over the parks and examining the most probable locations of historic and prehistoric sites.

No artifacts were located which suggested the existence of significant historic or prehistoric sites on either park. However, both parks exhibited potential for historic sites. Several domestic plants such as apple trees, boxwoods and honeysuckle were noted on the Holmes Run Park. These plants suggest the possible existence of a 19th century farm house on the property. Also, Munson Hill was the location of the review of several thousand Federal troops by Abraham Lincoln on November 20, 1861. This review represented the largest accumulation of troops in one place in North America until that time.

It should be noted that the dense understory vegetation common to this area in the summer makes archaeological surveying difficult. As a result, it is conceivable that sites were missed by our survey. If any artifacts are reported during earth moving activities we would appreciate your notifying our office.

You also indicated that you had received reports of petrified wood on Glasgow Park. None was located during our survey but since no one in this office is expert in geology I contacted the county soil extension service and inquired into the probability of such a phenomenon occurring in this area. The soil scientist said that geologic history of Holmes Run Park did not preclude the occurrence of petrified wood there but he had no confirmed reports of its existence in the vicinity.

Thank you for your interest. If I can be of any further service, please contact me.

ERC:bak


Handwritten notes:
~~XXX~~ *Lawson*
~~XXX~~ *Cable*
~~XXX~~ *Lederer*
file

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Daryl DePrenger, Landscape Architect
Design Division
DATE: February 11, 1981

FROM: Fairfax County Park Authority
Larry K. Johnson, Soil Scientist
Soil Survey Office

FILE NO: 

SUBJECT: Munson Hill Park - Preliminary Master Plan

REFERENCE:

Attached to this memo is a copy of our existing soil map on the site. Two soil series shown: Fairfax (32B) and Glenville (10B1).

The area of Fairfax (32B) soils is well suited for most park uses such as light structure and tennis courts.

The area of Glenville (10B1) soils is expected to have a seasonally high water table at depths of 12 to 18 inches and may present wetness problems for your anticipated uses or proposed improvements.



Fairfax County Park Authority

M E M O R A N D U M

To: Daryl DePrenger, Landscape Architect

Date: 2/17/81

From: Jim Pomeroy, Naturalist *JP*

Subject: Munson Hill Park Site Assessment

Munson Hill Park: Tax Map 61 - 2 ((3)), Parcel 3
6027 Munson Hill Road, Mason Magisterial District
2.2 acres

Soils

The northwest half of the park is Fairfax soil which is suitable for light construction. The southeast half is Glenville soil which is characterized by a high water table (12" to 18" from the surface) during wet seasons.

Slope

The central portion of the park is nearly flat, sloping at a maximum rate of 12% to the northwest and also to the east. Though the slope is gentle, it is such that a person standing at the extreme western corner of the park would not be able to see a person at the extreme eastern corner due to the crown in the center.

Vegetation

The entire park may be described as advanced secondary growth woodland.

Overstory: The following is a list of trees found commonly throughout the site.

- White Pine
- Virginia Pine
- Loblolly Pine
- Sassafras
- Flowering Dogwood
- Black Cherry
- Black Locust
- Red Cedar (Juniper)
- Atlantic White Cedar
- Red Maple

The most prominent trees are the Loblolly and White Pines which may be 40' tall. The park is surrounded by an old wire fence, along which is found the majority of Red Maples. The trees on the perimeter of the park are ~~deciduous~~, older than the trees in the central area.

decidedly

Understory: The following plants are found scattered in an irregular manner throughout the park, in some areas becoming impenetrable.

Poison Ivy
Honeysuckle
Black Raspberry
Greenbriar
Wild Grape
Boxwood
Poverty Grass
Eulalia
Mosses

Of special note are the prominent clumps of Eulalia, Miscanthus sinensis. This very tall grass which in this park is over eight feet tall used to be cultivated as an ornamental and is still in demand for dried flower arrangements.

These lists of vegetation are by no means inclusive but are intended to give an idea of the "character" of the site. The understory plants are typical of an old meadow and are "on their way out". The mosses hint at consistently moist soil. The overstory trees are typical of species which "volunteer" onto open areas. In my judgment the site, once a fenced meadow, was abandoned 30-35 years ago and has been relatively untouched ever since.

Recommendations

This kind of site is extremely unique in the shadow of Bailey's Crossroads. It is obviously of great importance to much of the local wildlife, especially the birds. In addition, the combination of topography and vegetation provides a great amount of physical and psychological relief from the intense development of the area.

For these reasons I recommend that development be kept to a minimum. Improved access through trails, sitting areas, a picnic area, and tot lot would be appropriate.

cc Gil Aldridge

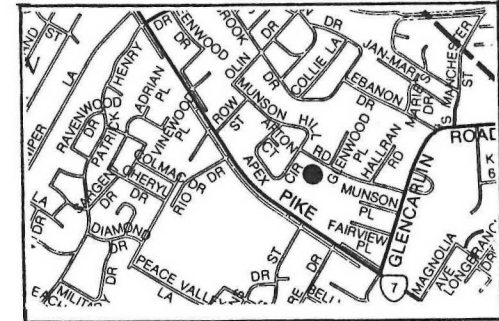
Fairfax County Park Authority

MUNSON HILL

Mason District

PROJECT INFORMATION

Location: 6027 Munson Hill Road, Falls Church
 Size: 2.2 acres
 Service Area: 3/4 mile radius
 Description: Development
 Commitment: To be approved by future Bond Referendum
 Completion: 1987



CAPITAL COST DETAIL

SOURCE OF FUNDS	PROJECT ESTIMATE	ACTUAL PRIOR YEARS	ESTIMATED FY 1982	FY 1983	FY 1984	FY 1985	FY 1986	FY 1987	ADDITIONAL NEEDED
General Obligation Bonds	272,049	5,405	216,644				1,825	48,175	
Total	272,049	5,405	216,644				1,825	48,175	
								1,202	

NEW OPERATING COST

PROJECT JUSTIFICATION

This project includes development as a community park in accordance with the Area I Plan (Sector b2). Since this site has not been master planned and the specific deficiencies are not refined, the improvements to be considered for this future park may include:

Contract FY 82: Tennis court (1), multi-use court (1), picnic area (1), play apparatus area (portion), gravel trail (900lf.)

Contract FY 87: Play apparatus area (1)

The funds projected for improvements will initiate the planning processes and will create seed money for planning, design, and development of phased improvements depending on the outcome of the master plan process.

The project was selected by the Park Authority, based on the Park Advisory Committee activities, staff recommendations, and the citizen participation process. The master plan is anticipated to be approved in FY 1984; however, the process is being held pending the outcome of a rezoning application by adjacent parcels. Master plan and FY 1982 improvements will be done with 1977 Bond Fund.

June 1, 1981

D.E. Keith
Resident Engineer, VDHT
P.O. Box 429
Fairfax, VA 22030

Re: Munson Hill Park

Dear Mr. Keith:

The Park Authority is currently in the process of master planning Munson Hill Park located at 6027 Munson Hill Road (state route 984, tax map 61-2, 00-3, parcel 3).

As part of our preliminary plan we envision a need for parking. We are considering the possibility of a widened area, ten feet wide on Munson Hill Road adjacent to the park where 2-3 cars could parallel park. We would like to know if this concept would be acceptable to the Virginia Department of Highways and Transportation.

The preliminary master plan is scheduled to be presented to the Park Authority at its second meeting in June and we would like to include any comments that you may have at that time.

Thank you for your help.

Sincerely,

Daryl DePrenger ✓
Project Coordinator

DdP/sh

Enclosure: 200 scale tax map with subject area noted.

cc: Donald F. Lederer, Supt. of Design

HAROLD C. KING, COMMISSIONER
LEONARD H. HALL, BRISTOL, BRISTOL DISTRICT
HORACE G. FRALIN, ROANOKE, SALEM DISTRICT
WILLIAM E. ANDERSON, DANVILLE, LYNCHBURG DISTRICT
WILLIAM F. MOHR, 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. BUSSEY, III
DEPUTY COMMISSIONER & CHIEF ENGINEER
T. ASHBY NEWBY
DIRECTOR OF ADMINISTRATION
J. M. WRAY, JR.
DIRECTOR OF OPERATIONS
H. R. PERKINSON, JR.
DIRECTOR OF PROGRAM MANAGEMENT
W. L. BRITTLE, JR.
DIRECTOR OF ENGINEERING
OSCAR K. MABRY
DIRECTOR OF PLANNING

IN REPLY PLEASE REFER TO
1500 Columbia Pike
Arlington, Va. 22204

June 12, 1981

Mr. Daryl DePrenger ✓
Project Coordinator
Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

Re: Munson Hill Park
Route 984 - Munson Hill Road

Dear Mr. DePrenger:

This is in reference to your letter dated June 1, 1981
to Mr. D. E. Keith concerning the Master Planning of Munson Hill
Park.

The Munson Hill Park Site has been reviewed by members of
this office. Due to the vertical curve on Munson Hill Road at
this location, I can not allow pavement widening to accommodate
parallel parking. I feel that this would be a safety hazard to
both the park users and motorists on Munson Hill Road.

Very truly yours,

A handwritten signature in black ink, appearing to read "David R. Gehr".

David R. Gehr
Regional Transportation Engineer

Munson Hill Park

Population: Age Groups

- Demographic area, also called service area, is the area in Section III.A. of the report. This area includes sub-census tracts 515.01, 515.02 and one-half of 515.03.
- Raw data from Bureau of Census, made available from Fairfax County Office of Research and Statistics.
- Date: 1980 Census of Population & Housing

<u>Age Group</u>	<u>No. of Persons</u>	<u>Percentage</u>
0 - 5	342	7
6 - 13	323	6
14 - 20	385	8
21 - 44	2517	51
45 - 61	825	17
Over 61	<u>528</u>	<u>11</u>
Total	4920	100%