

Fairfax County Park Authority

M E M O R A N D U M

To: Mr. Cable

Date: 7-14-77

From: Don Lederer

Subject: Olde Forge Park Preliminary Master Plan

Recommendation: The Park Authority move to send the Olde Forge Park preliminary master plan to public hearing.

Statement: Ms. Margaret Waring has completed the preliminary master plan as part of her intern program with the Design Division. She reported to work earlier than necessary and began on the plan and has completed it after the intern orientation June 17 through July 1.

Questionnaires were sent out the first week of June. The preliminary master plan and report are attached. Ms. Waring has done a fine job and unfortunately, will not be available for the public hearing.

DFL/mlb

cc: Downs  
Dale  
Waring

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## PRELIMINARY MASTER PLAN REPORT: OLDE FORGE PARK

### INTRODUCTION & OBJECTIVES

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

### SITE LOCATION

Olde Forge Park is located in the Annandale Magisterial District (tax map 69-1). It also lies within Sector 1 of the Fairfax Planning District. Private residences and the Brandywine Swim Club encircle the site. The park comprises 6.3 acres.

### FAIRFAX COUNTY COMPREHENSIVE PLAN

The park is within Planning Area II of the Countywide PLUS Plan. This area has a wide range of land uses, with open farmland and woods to the west and established communities to the east, where the park is located. A primary planning goal is to preserve and reinforce the existing stable residential communities. An equally important goal is to limit the negative impact caused by conflicting land uses by establishing barriers to sights and sounds of adjacent non-residential activities.

### ZONING

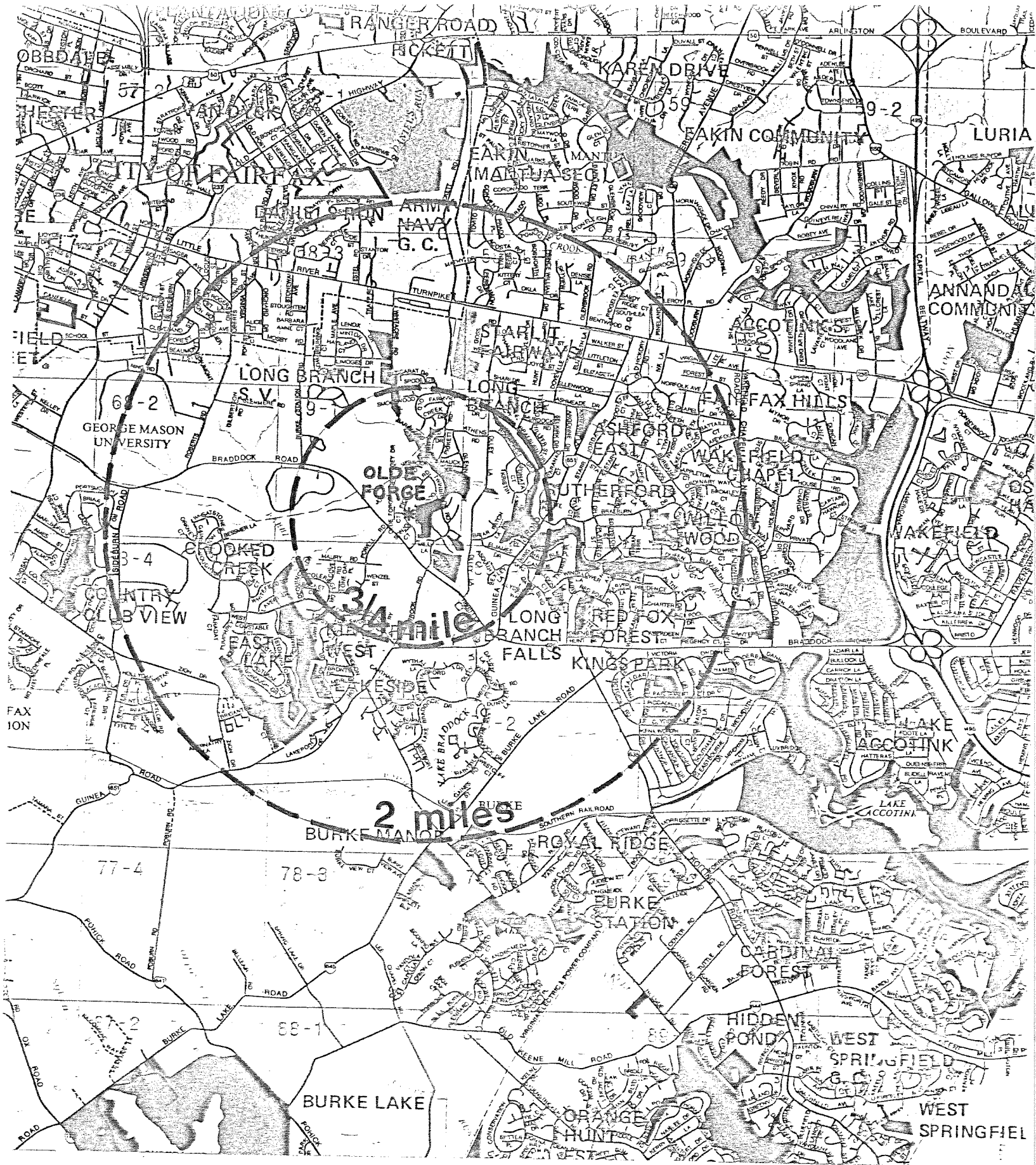
The residential area immediately surrounding the park is comprised of 2 to 3 dwelling units per acre for an R-17, or possibly an R-12.5 zoning.

### SCHOOLS

The park is located within School Administrative Area IV. Two elementary schools serve the area: Little Run and Olde Creek. Other schools serving the area include Woodson High School and Frost Intermediate School.

### DEMOGRAPHICS AND INCOME

Population growth in Fairfax Planning District has been quite rapid. In 1960, the population was 6,362 persons; by January 31, 1974,



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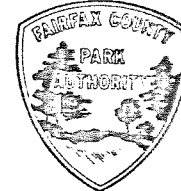
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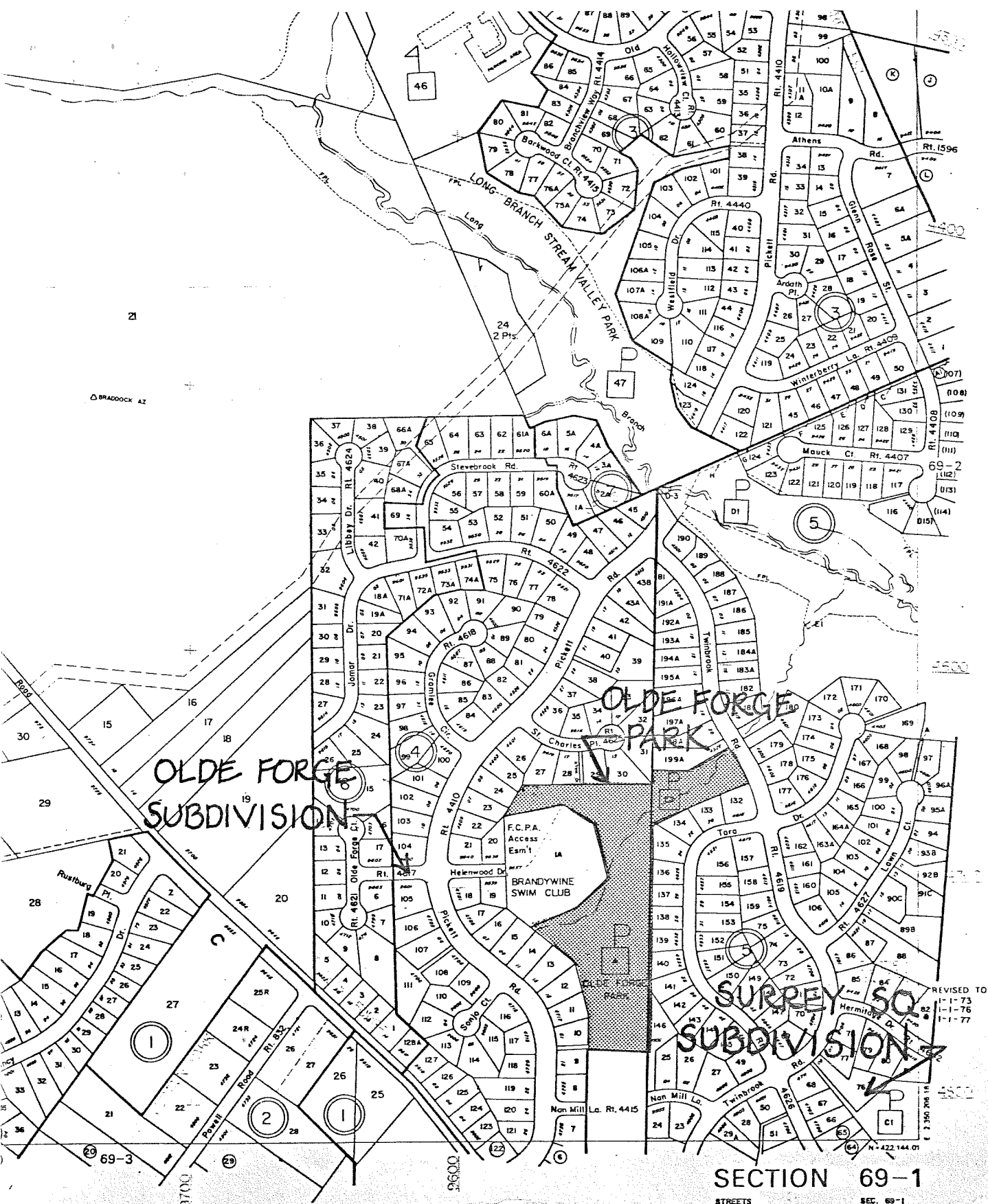
REGIONAL MAP



NORTH

OLDE FORGE

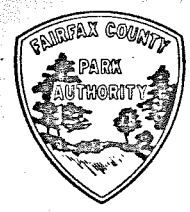




0 500  
Scale in feet COMMUNITY MAP



# OLDE FORGE







Scale in feet

### FAIRFAX CO. PUBLIC SCHOOLS

- |                      |                        |
|----------------------|------------------------|
| 130-Woodson H.S.     | 135-Olde Creek Elem.   |
| 131-Frost Int.       | 394-Laurel Ridge Elem. |
| 133-Little Run Elem. | 405-Site Elem.         |

## OLDE FORGE



NORTH



it had grown to 29,400. Projected growth to 1990, due to committed or anticipated development is estimated to increase the population by 16,676 people. The expansion of George Mason University will have a marked effect on this future growth, because of increased needs for off-campus and faculty housing.

Within the George Mason Community Planning Sector, families are classified as being in the upper-middle income bracket.

#### PARKS, RECREATION AND OPEN SPACE

Within a 3/4 mile radius of Olde Forge, an area of approximately 3500 persons, there are two developed Fairfax County parks: Rutherford, a 23.3 acre site with two baseball fields, a basketball court, football/soccer field, playground and picnic areas, three tennis courts, and a hiking trail; and Surrey Square II which has a multi-use court, picnic area, and some play apparatus. There is also one undeveloped Fairfax County park within a 3/4 mile radius: Long Branch S.V., a 158.9 acre site. The County Trail Plan proposes a trail through this park.

Other Fairfax County parks within a two mile radius include four developed parks: East Lake, a 10 acre site with a basketball court, two tennis courts, and a hiking trail; Lakeside, an 11.8 acre site with a basketball court, conservation area, football field, playground, soccer field, tot lot, and hiking trail; Kings Park, an 8.2 acre site with a basketball court, baseball field, conservation area, nature trail, picnic area, playground, two tennis courts, a tot lot, and a hiking trail; and Willow Wood, a 12.2 acre park with a hiking trail. Also within a two mile radius are five undeveloped Fairfax County parks: Crooked Creek, Col. Silas Burke, Long Branch Falls, Red Fox Forest, and Ashford East.

#### UTILITIES

Sanitary Sewer - The park is in the Accotink Sewershed, which is served by the Lower Potomac Treatment Plant. Existing 8" sanitary sewer lines are located within Twinbrook Road and Pickett Road, where connections can be made.

Water - The site is served by the Fairfax County Water Authority. Water service is locally available from an existing 10" line along Pickett Road and an 8" line along Twinbrook Road. There is also a 4" main going to the end of Helenwood Drive, where there is an access easement to the park across the Brandywine Swim Club property.

Gas - There are existing 4" gas lines within Pickett Road, and

2" lines within Helenwood Drive, Tara Drive, St. Charles Place, and the portion of Twinbrook Road fronting the park.

Electric - The power lines throughout the adjacent subdivisions are single-phase overhead lines. They are located on the west sides of Pickett Road, Twinbrook Road and Tara Drive.

Roads - The park is accessible from Braddock Road via Twinbrook Road, and also from Pickett Road through a narrow easement at the SW corner of the park. The Fairfax County Park Authority also has a public access easement via Helenwood Drive across Brandywine Swim Club property.

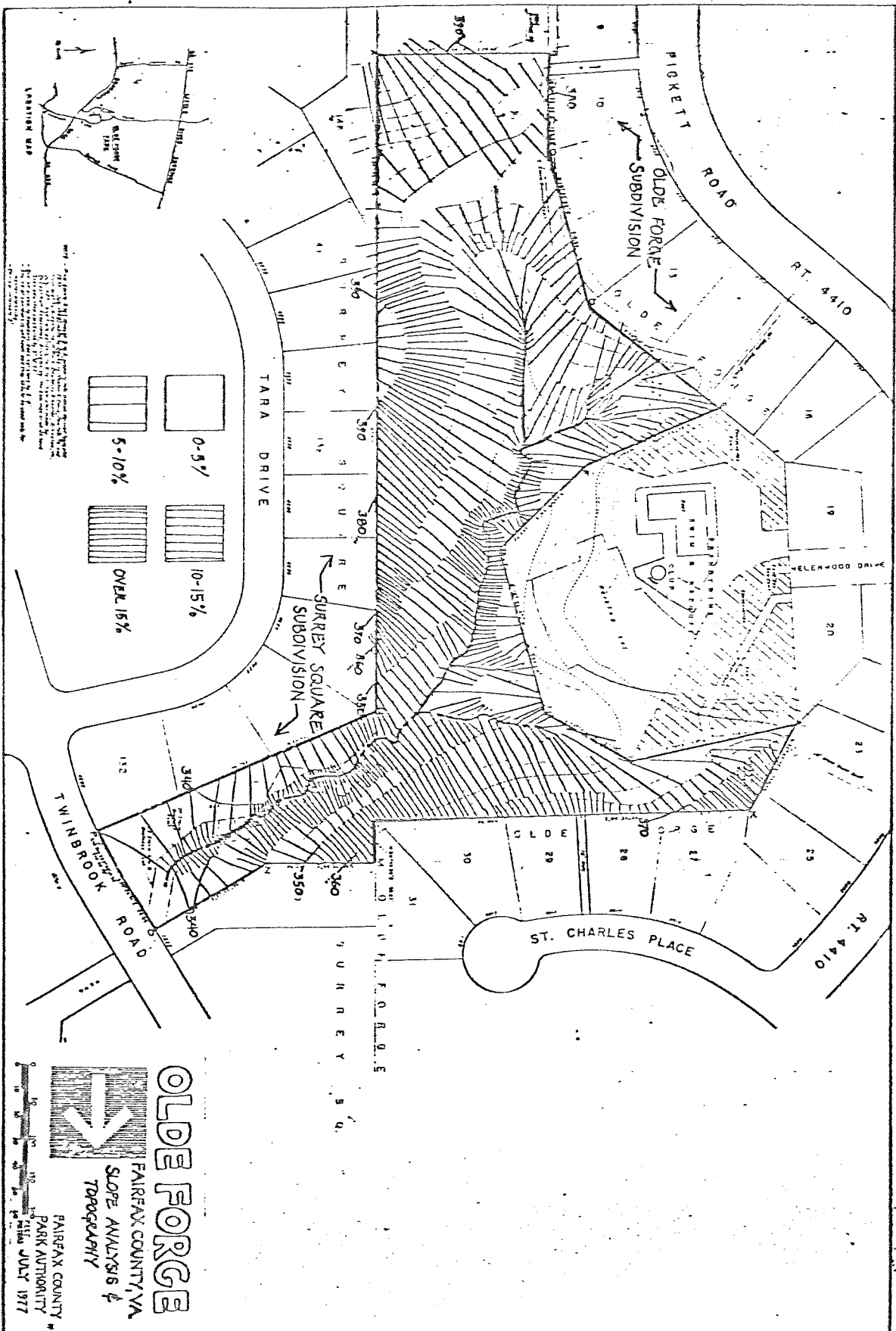
### SITE ANALYSIS

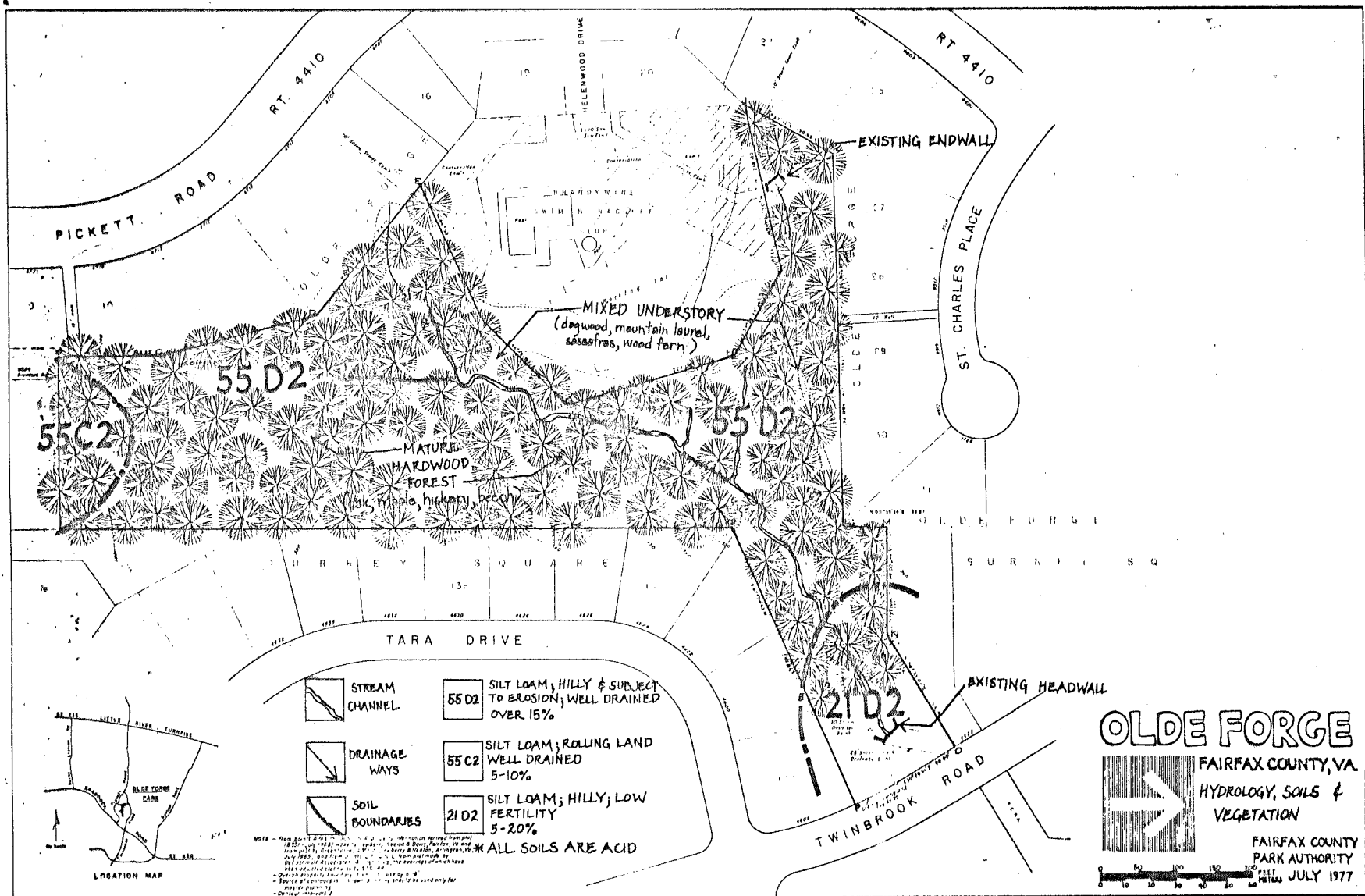
Soils - The site consists of all silty loam soils, predominantly Glenelg silt loam, hilly phase (55D2). This is a moderately deep, well drained soil. Depth to bedrock ranges from 10' to more than 50 feet. The erosion hazard is high on steep areas of the site. Bearing capacity is generally good. Glenelg silt loam, rolling phase (55C2), is found at the southern tip of the site. It possesses the same characteristics as 55D2, but it is less steep, and thus, is usually less eroded. Manor silt loam, hilly phase (21D2) occurs at the northeast tip of the park. This soil is characterized by steep slopes, low water holding capacity, and low natural fertility. All soils on the park land are acid.

Vegetation - The entire site is heavily vegetated with a mixed hardwood canopy consisting of oaks, some red maples, hickories, and a few American beeches. The understory consists largely of dogwood, young sassafras, mountain laurel, and wood ferns.

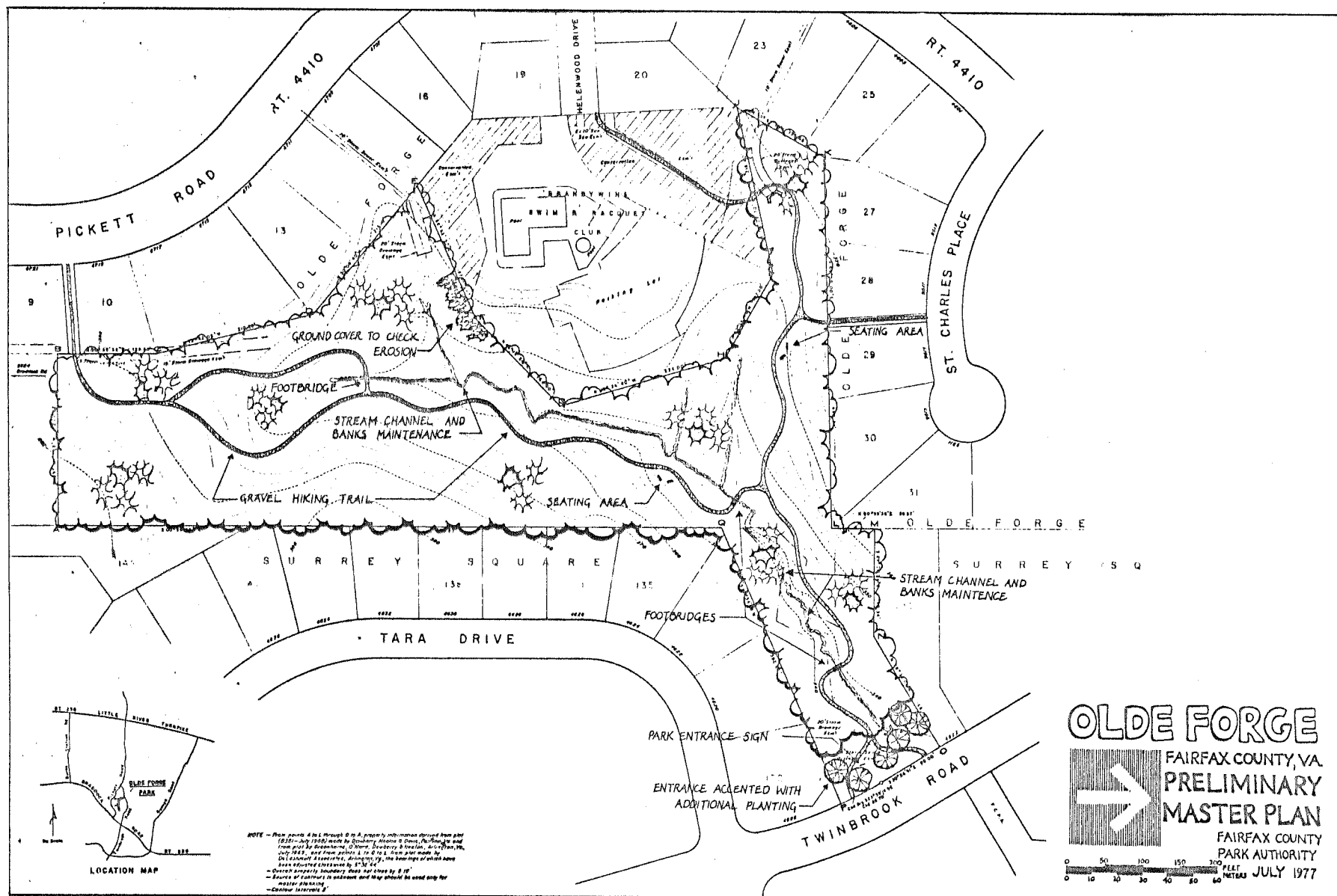
Topography - In the southeastern portion of the park, the highest point occurs at an elevation of 392'. From this point, the land falls west to the stream at a 15-25% gradient. The stream flows to the north, with the lowest point on the site occurring in the northwest sector at an elevation of 338'. The banks of the stream range in grade from 15% at the northern portion to almost 40% at the central part of the site. The grassy northwestern portion of the site has a fairly consistent slope of 15%. The most shallow grade on the site occurs in the southern portion and varies from a 3 to 10% slope. There is severe erosion along the western central part of the site due to the steep slopes created by the grading done for the Brandywine Swim Club pool.

Spatial Analysis - As a densely vegetated stream valley, this park provides a green retreat from the surrounding intense development. The varied understory along the stream provides interest while walking the existing footpaths. In the northwestern part of the site, there are pleasant views across the grassy slope. Other good viewing areas occur along the stream. The only open portion of the site occurs at the northeastern access point on Twinbrook Road. This area is too small to be used for active recreation.









### POTENTIAL USER PREFERENCES

On June 3, 1977, 347 questionnaires were sent to area residences in order to get this input as to what development, if any, should occur in Olde Forge Park. As of July 6, 1977, 115 questionnaires had been received for a 33% voter response, which is quite good.

#### Questionnaire results:

Development	83 votes/72.3% of vote
Minimal development	13 votes/11.3% of vote
No development	19 votes/16.4% of vote

#### Recreational preferences:

Tennis courts	76 votes/66% of vote
Multi-use courts	41 votes/35.7% of vote
Picnic area	37 votes/32% of vote
Play apparatus	27 votes/23.5% of vote
Tot lot	12 votes/10.4% of vote

This voter response shows a strong demand for tennis courts in the Olde Forge area. To construct tennis courts in the park would be difficult and costly, and would destroy a considerable amount of woodland area. In addressing the public demand, the Park Authority is searching out other nearby lands for a site which could more readily accommodate tennis facilities.

### FUNDING:

For the development of this park, there is \$15,000 available in the FY 1977 budget. Future funds in the amount of \$35,000 for FY 1979 are programmed.

### CONCLUSIONS:

Based on the proposals of the Fairfax County Comprehensive Plan, the analysis of the site and the surrounding community with its existing facilities, a suitable development plan begins to emerge for the park.

The natural limitations of the site are evidenced by the severity of the topography, the unique forest cover, and the delicately balanced eco-systems particular to the site. These natural features are unequalled in the surrounding, highly developed community and provide a quality of environment that should be preserved.

The site's limited accessibility and negative capability for any active recreational development indicates that this park is

suitable only for minimal, passive recreation.

However, should the public demand for active recreational development exceed the judgement that the natural environment of the park be retained, the master plan can be modified to include a multi-use court, play apparatus, and picnicking.

#### PLAN DESCRIPTION

The development of this 6.33 acre site will compliment the topography and provide the community with a quality park for passive recreation. The proposed hiking trails and seating areas work within the constraints imposed by steep terrain and rich plant community.

Beginning at the 150' access point on Twinbrook Road, the trail enters the woodland valley on the south bank of the stream. About 160' from the entrance, the designated trail crosses the stream with a footbridge and connects into the existing earth footpath. From here, the trail follows the stream to the west. At a point where the stream branches, the trail splits into two directions: one continuing west, the other crossing the stream with a second footbridge and going south. The trail to the west will pass a small seating area which takes advantage of the pleasant view, and will enter the Brandywine Swim Club area along the SW access easement. The southern branch of the hiking trail continues along the stream at the base of the hill, where the placing of park benches provides a rest area where one can enjoy viewing a bend in the stream. From here the trail winds between the hill and the stream through the understory of mountain laurel. At the southern sector of the park, the trail forms a loop which crosses the stream near its source, and continues to the 15' access easement on Pickett Road.

Erosion control, additional planting, and stream maintenance are proposed where needed. (See preliminary master plan.)

#### COST ESTIMATE

1.	5' crushed stone hiking trail	\$12,870.00
2.	3 footbridges	\$ 2,700.00
3.	Site furnishings (benches, signage, trash receptacles)	\$ 650.00
4.	New planting	\$ 500.00
5.	Erosion control by hydroseeding	\$ 250.00
	Subtotal	\$16,970.00
	20% contingency	\$ 3,394.00
	Total	\$20,364.00

MAINTENANCE COSTS

These maintenance cost estimates are from the Productivity Report - Cost and Work Guidelines for Park Maintenance and Preparation, Oct. 1975

Maintenance natural/conservation area	\$1,165/yr.
Maintenance gravel trail w/bridges and sign	<u>\$ 876/yr.</u>
Subtotal	\$2,041/yr.
15% contingency	<u>\$ 306</u>
Total	\$2,347/yr.